Karen Johnson Davidson County
Batch# 1035476 DEEDQC
08/07/2023 12:17:45 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230807-0060961

This Instrument Was Prepared By:
David B. Brogdon
Attorney at Law
230 North Main Street
Dickson, Tennessee 37055

THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES.
NO TITLE SEARCH WAS REQUESTED NOR PERFORMED.
NO TAX ADVICE HAS BEEN GIVEN.
THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FOLLOWING DESCRIPTION.

QUITCLAIM DEED

We, Brenda Lynn Smith and Roger D. Lynn, children and heirs at law of Lois Lynn Brown, for and in consideration of the sum of Ten and no/100 ($10.00) dollars, by these presents do hereby quitclaim, transfer and convey unto Roger D. Lynn and wife Evelyn Kay Lynn, their heirs and assigns, all of our right, title and interest in the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

Being the same property acquired through operation of law by Brenda Lynn Smith and Roger D. Lynn, as the sole heirs at law of Lois Lynn Brown who died on May 27, 2023.

Being the same property conveyed to Lois Lynn Brown, by conservator's deed from Bret I. Alsobrooks, Conservator for Lorene A. Moss, dated May 16, 2014, of record in Deed Book 20140520-0043344 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the Permitted Exceptions").

IN WITNESS WHEREOF, We have hereunto set our hands on this the 2 day of August, 2023.

Brenda Lynn Smith

Brenda Lynn Smith

Roger D. Lynn

STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Brenda Lynn Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, on this 2nd day of August, 2023.

My Commission Expires: 1/20/2027

Emily Brogdon Lukes
NOTARY PUBLIC

EMILY BROGDON-LUKES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Roger D. Lynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, on this 2nd day of August, 2023.

My Commission Expires: 1/20/2027

Emily Brogdon Lukes
NOTARY PUBLIC

EMILY BROGDON-LUKES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Dickson)

I hereby swear or affirm that the actual consideration for this transfer is $ 10.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of August, 2023.

My Commission Expires: 1/10/2027

NOTARY PUBLIC

EMILY BROGDON-LUKES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

****

MAP: 142-05-0D
GROUP:
PARCEL: 073.00 CO

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:

Roger D. Lynn
2825 Hwy 70E
Dickson, TN 37055

This is (X) improved () unimproved property known as: 962 Todd Preis Drive, Nashville, TN 37221.

WRG-1530

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Unit H-403 together with Carport designated H-403-C on the Plan of Phase One Section Four River Plantation Condominium Apartments of record in Plat Book 4860, Pages 17 thru 19, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, in Instrument No. 20050128-0010626, and in Instrument No. 20050602-0062760, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eugene D. Moss and Lorene A. Moss, as tenants in common as to an undivided one-half interest each, by warranty deed from Ruth L. Elliott, unmarried, dated March 10, 1998, and of record in Book 10836 at page 576 in the Register's Office of Davidson County, Tennessee. Also being the same property devised to Lorene A. Moss by the Last Will and Testament of Eugene D. Moss, deceased. Said will is of record in Will Book 5 at pages 400-404 in the Probate Court for Houston County, Tennessee.

EXHIBIT B

Permitted Exceptions

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except as follows:

1. The terms, provisions, covenants and conditions as set forth in the Master Deed for River Plantaion (Section Four) of record in Book 4892 at page 440, as amended in Book 4956 at page 756, Instrument No. 20050128-0010626, and Instrument No. 20050602-0062760, all in the Register's Office of Davidson County, Tennessee.

2. The matters appearing on the plat of Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860 at pages 17-19 in the Register's Office of Davidson County, Tennessee.

3. The By-Laws of River Plantation, Section Four, of record in Book 4892 at page 456, as amended in Instrument No. 20050602-0062760, both in the Register's Office of Davidson County, Tennessee.

4. An Easement in favor of Harpeth Valley Utilities District of record in Book 3770 at page 6 in the Register's Office of Davidson County, Tennessee.

5. An Easement as set forth in instrument of record in Book 174 at page 70 in the Register's Office of Davidson County, Tennessee.

6. A transmission line easement in favor of the United States of America (T.V.A.) of record in Book 2274 at page 547 in the Register's Office of Davidson County, Tennessee.

7. The lien for Davidson County real property taxes for the current year, but not yet due and payable.

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 032091

1. Decedent's Legal Name			2. Sex	3. Date of Death
LOIS EVELYN BROWN			FEMALE	05/27/2023
4. Time of Death (24hr)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
05:18 AM	96	07/04/1926	FRANKLIN, TN	
8a. Place of Death				
NURSING HOME/LONG TERM CARE				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
NHC THE TRACE - NASHVILLE		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
WIDOWED		BROKER	REAL ESTATE	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
-1340	TENNESSEE	DAVIDSON	NASHVILLE	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
608 GENERAL GEORGE PATTON RD.		YES	37221	NO
15. Decedent's Education	**16. Decedent of Hispanic Origin?**		**17. Decedent's Race**	
HIGH SCHOOL GRADUATE OR GED COMPLETED	NO, NOT SPANISH/HISPANIC/LATINO		WHITE	
18. Father's Name		**19. Mother's Name Prior to First Marriage**		
JOSEPH MCKINLEY HARRIS		BERTHA D ELIZABETH KELLY		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
BRENDA SMITH	DAUGHTER	608 GENERAL GEORGE PATTON RD., NASHVILLE, TN 37221		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
BURIAL	WILLIAMSON MEMORIAL GARDENS	FRANKLIN, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /e/ AMANDA LEIGH GOODRICH	6272	▶ /e/ PHILIP LAWRENCE CHARLAND	6597	
23a. Name and Address of Funeral Home			**23b. License Number**	
WILLIAMSON MEMORIAL FUNERAL HOME AND CREMATION SERVICES, 3009 COLUMBIA AVE, FRANKLIN, TN 37064			615	
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		05/30/2023		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ DANA BANNERMAN	034669	05/30/2023

27d. Name and Address

DANA BANNERMAN 2000 CHURCH STREET BOX 102, NASHVILLE, TN 37236

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. DEMENTIA	YEARS
	b. SENILE DEGENERATION OF BRAIN	YEARS
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

ESSENTIAL HTN

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	UNKNOWN	NOT PREGNANT WITHIN PAST YEAR

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

COPYRIGHT, SECURITY AND FRAUD PROTECTION

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

15240676

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: May-30-2023

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

DEPARTMENT OF HEALTH XVI AGRICULTURE COMMERCE TENNESSEE

CERTIFICATION OF VITAL RECORD