Karen Johnson Davidson County
Batch# 1082496 DEEDQC
12/15/2023 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20231215-0096798

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cheyanne A.M. D'Abreau, an unmarried woman and Kyle Brown, an unmarried man, joint tenants with rights of survivorship** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Brownhouse Residential, LLC, a Tennessee Limited Liability Company,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, being a lot at Bordeaux, on the north side of the Cumberland River described as follows:

Beginning at the southeasterly margin of Cliff Drive, 765 feet, more or less, north of the center of Bridge Avenue of Hydes Ferry Pike, being St. Charles, northwest corner; running thence with the easterly margin of said Drive, North 32 degrees East 55 feet; thence South 58 degrees East 275 feet, more or less, to low water mark of Cumberland River; thence southwesterly, down said river at low water mark, 55 feet, more or less, thence North 58 degrees West 275 feet to the beginning.

Being the same property conveyed to Cheyanne A.M. D'Abreau, an unmarried woman and Kyle Brown, an unmarried man, joint tenants with rights of survivorship, by virtue of that certain Warranty Deed dated May 11, 2015, and being of record at Instrument No. 20150513-0043709 in the Register's Office of Davidson County, Tennessee. Cheyanne Andreana Mendoza D'Abreau (one and the same as Cheyanne A.M. D'Abreau) and Kyle Armondo Brown (one and the same as Kyle Brown) having since been married, and divorced, complete this transfer in accordance with Martial Dissolution Agreement of record in Docket No. 20D98 in the Fourth Circuit Court for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF we have executed this instrument the 14th day of December, 2023.

Cheyanne A.M. D'Abreau
Cheyanne A.M. D'Abreau

Kyle Brown
Kyle Brown

STATE OF FLORIDA
COUNTY OF OSCEOLA

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cheyanne A.M. D'Abreau and Kyle Brown,** o me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained. Cheyeanne A.M. D'Abreau and Kyle Brown appeared by means of online notarization and provided TN Drivers License as ID

WITNESS my hand and official seal at office this 14th day of December, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/07/2025
This notarial act was an online notarization

ROSELY DIAZ
Notary Public - State of Florida
Commission # HH 78838
My Comm. Expires Jan 7, 2025

For recording information only

STATE OF Florida
COUNTY OF Osceola

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$140,000.00.**

Cheyanne A.M. D'Abreau
AFFIANT

SUBSCRIBED AND SWORN before me this the 14th day of December, 2023.
by Cheyeanne A.M. D'Abreau by means of online notarization and who provided a TN Drivers License as

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/07/2025

ROSELY DIAZ
Notary Public - State of Florida
Commission # HH 78838
My Comm. Expires Jan 7, 2025

This notarial act was an online notarization

PROPERTY ADDRESS:	**2112 Cliff Dr.** **Nashville, TN 37218**
TAX PARCEL NO.:	**07013011100**
PROPERTY OWNER:	**Brownhouse Residential, LLC, a Tennessee Limited Liability Company**
OWNER'S ADDRESS:	**2112 Cliff Drive** **Nashville, TN 37218**
MAIL TAX BILLS TO:	**New Owner at 2112 Cliff Drive, Nashville, TN 37218**

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 15, 2023.

Affiant Signature

12/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026