Karen Johnson Davidson County
Batch# 1084968 DEEDQC
12/21/2023 04:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231221-0098629

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF Davidson The actual consideration or value, whichever is greater. for this transfer is $0.00 Affiant Subscribed and sworn to before me. This 2nd day of December 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Lytle Brown IV, and Susan Brown 9733 Franklin Hill Blvd Knoxville, TN 37922	New Owner	117 03 0B 013

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Nancy B. Sparrow and Lytle Brown, IV, as tenants in common** (hereinafter referred to as the "Grantors") do hereby quitclaim and convey unto **Lytle Brown, IV and Susan Brown as joint tenants with right of survivorship** (hereinafter referred to as "Grantees"), all of their interest in the following described parcel of real estate located in Davison County, Tennessee:

> **Land in Davidson, County, Tennessee, being Unit No. A-13 on the Plan of The Villager Condominium Apartments Revised, as of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.**

Being the same property conveyed to Nancy B. Sparrow and Lytle Brown IV as tenants in common with right of survivorship by Quitclaim Deed from Nancy B. Sparrow of record in Instrument No. 20220817-0093356, Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Pike, Unit A-13, Nashville Tennessee, 37212.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 2nd day of December, 2023.

GRANTORS:

Nancy B. Sparrow

Nancy B. Sparrow

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 24 day of NOVEMBER, in the year 2023, before me the undersigned, personally appeared Nancy B. Sparrow, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 24 day of NOVEMBER 2023.

Tyler Henry

Notary Public

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 3, 2027

My Commission Expires:_____

Lytle Brown, IV

STATE OF Tennessee }
COUNTY OF Knox }

On this 2nd day of December, in the year 2023, before me the undersigned, personally appeared Lytle Brown, IV, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 2nd day of December, 2023.

Notary Public

My Commission Expires: 7/7/27

CANDACE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 07-07-2027

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 21st, 2023

AFFIANT SIGNATURE

12/21/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21st day of December, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026