Karen Johnson Davidson County
Batch# 1084969 DEEDQC
12/22/2023 07:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231222-0098630

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
Nancy B. Sparrow Et Al 1601 Ardenwood Ct, Nashville, Tennessee 37215	New Owner	117 03 0B 007.00

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 **Nancy B. Sparrow and Anthony Sparrow, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-7 on the Plan of Revised, the Villager Condominium Apartments as of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which

said plan and record thereof are incorporated herein and made a part of hereof by reference.

Being the same property conveyed to Nancy B. Sparrow and Lytle Brown, IV by Executrix Quitclaim from Nancy B. Sparrow, Executrix of The Estate of Lytle Brown, III of record in Instrument No. 20220817-0093380 for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Pike, Unit A-7, 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

Robert J. Notestine III
AFFIANT SIGNATURE

12/21/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

William Altus Pryor
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