QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1096599 DEEDQC
01/31/2024 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006975

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: March 9, 2027

(AFFIX SEAL)

BRAD JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Mar. 9, 2027

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
4908 A DELAWARE AVE, LLC (NAME)	**NEW OWNER** (NAME)	**091110V00100CO**
4908 DELAWARE AVENUE, UNIT A NASHVILLE, TN 37209 (ADDRESS)	620 Nawakwa Trl Madison, TN 37115 (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of January, 2024, the undersigned, **CHARLI BROWN and ROBERT NEILL BROWN, WIFE AND HUSBAND** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **4908 A DELAWARE AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE,** being commonly known as **4908 DELAWARE AVENUE, UNIT A, NASHVILLE, TENNESSEE 37209** and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 1 as established in Declaration of Covenants, Conditions and Restrictions for Homes at Delaware Aveue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171116-0117917, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charli Brown and Robert Neill Brown, wife and husband, by Warranty Deed from Shelly A. Dore, of record in Instrument No. 20211112-0151063, dated November 2, 2021, and recorded on November 12, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as: 4908 Delaware Avenue, Unit A, Nashville, Tennessee 37209.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of January, 2024.

GRANTOR: CHARLI BROWN

Charli Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CHARLI BROWN,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of January, 2025.

Notary Public

March 9, 2027
My Commission Expires

BRAD JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 9, 2027

GRANTOR: ROBERT NEILL BROWN

Robert Neill Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ROBERT NEILL BROWN,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of January, 2024.

Notary Public

March 9, 2027
My Commission Expires

BRAD JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 9, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **January 29, 2024**.

Affiant Signature

1/31/24
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **31st** day of **January**, 20**24**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY