This Instrument Prepared by Venikkia Cunningham, P. O. Box 1491, Hendersonville, TN 37077

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, **Winzell Brown, an unmarried man,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Winzell Brown, an unmarried man and Denzel J. Brown, an unmarried man** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot Number 9-A on the Plan of Resubdivsion of Lots 9A & 9b of Lots 1 thru 5 & 7 thru 16, Zone Lot Division, Dreamland Estates Southeast; Section 3, of record in Plat Book 5200 at page 649 and amended on Book 6050, page 571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Winzell Brown, an unmarried man, by Warranty Deed from Sandra Paschket and husband, Raymond J. Paschket, dated 09/12/1994 and recorded on 09/16/1994, of record in Book 9466, Page 920, Register's Office 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.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24th day of **February, 2024.**

Winzell Brown

Karen Johnson Davidson County
Batch# 1104359 DEEDQC
02/26/2024 08:31:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240226-0012711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Winzell Brown**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **February, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Winzell Brown
AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of **February, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

PROPERTY ADDRESS: **734 Ridgview Court, Antioch, TN 37013**
TAX PARCEL NO.: **173-1-209**

PROPERTY OWNER: **Winzell Brown and Denzel J. Brown**
OWNER'S ADDRESS: **734 Ridgeview Court, Antioch, TN 372013**

MAIL TAX BILLS TO: **Owner at Owner address**

Certificate of Authenticity

I, Drusilla Bryant, 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 2/24/24.

Drusilla Bryant

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of Feb, 2024

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026