RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1109933 DEEDQC
03/11/2024 03:52:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20240311-0016846

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Rachel K Ashlei Jr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of ~~January, 2024~~. Feb. 24

Jennifer L Pennell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Kathleen Robson, 121 S. Western Avenue, Unit 1, Chicago, IL 60612

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashlei Brown *et al* 126 Braxton Park Lane Goodlettsville, TN 37072	Same as Address of New Owner	091-08-0-288.0 091-08-0-332.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Affordable Dreams Inc. (also known as Affordable Dream Builders Inc.) a Tennessee Corporation James L. Brown, authorized signatory by and through his conservator, Mark S. Moore; Affordable Dreams Inc. (also known as Affordable Dream Builders Inc.) a Tennessee Corporation, Deborah Brandon, authorized signatory; James L. Brown by and through his Conservator Mark S. Moore; James L. Brown by and through his Trustee, Mark S. Moore; Deborah Brandon FKA Deborah Brown; Ashlei Brown; and Lisa Brown,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all his right, title and interest unto **Ashlei Brown, an unmarried woman and Lisa Brown, an unmarried woman,** hereinafter called the Grantees,

their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 4 on the map of the subdivision of Lot Number 1 of the country land not of record, described as follows:

Said Lot Number 4 fronts 50 feet on the westerly side of 40th Avenue North formerly Clifton Avenue and runs back between parallel lines along the north margin of Short Street 150 feet to an alley.

Being the same property conveyed to Affordable Dreams, Inc. by Deed from Metropolitan Government upon Final Decree Confirming Sale by Chancery Court Clerk's Office from delinquent taxpayers, Deborah I. Perrin & Shirley A. Fuller as of record in Instrument No. 2007-0307-0028292, Register's Office for Davidson County, Tennessee. And being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument No. 20080313-0025244, said Register's Office. Reference also documents shown in the following: Final Order and Petition for Contempt entered as Case No. 16-988, Davidson County, Tennessee Chancery Court; Petition for Quiet Title and Declaratory Judgment entered as Case No. 22-0229, Davidson County, Tennessee Chancery Court; Guardian Ad Litem in the Conservatorship in the Probate Court of Rutherford County, Tennessee, Case No. 75PR1-2022-CV-167 CSV and Order in the Probate Court for Rutherford County, Tennessee entered as Case No. 2022-CV-167.

This is unimproved property known and designated as 915 40th Avenue North, Nashville, Tennessee.

AND

BEING Lot No. 5 on the map of the subdivision of certain lots on the Plan of Clifton as of record in Book 161, Page 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 and Lot No. 6 front together 100 feet on the easterly side of 42nd Avenue, North, formerly First Street, and run back 236.5 feet on the Northerly line and 226.2 feet on the Southerly line to the westerly margin of an alley, measuring 100.5 feet thereon.

Being the same property conveyed to Affordable Dreams, Inc. by Deed from Metropolitan Government upon Final Decree Confirming Sale by Chancery Court Clerk's Office from delinquent taxpayers, TRI Construction Company, Inc. as of record in Instrument No. 20050323-0031534, Register's Office for Davidson County, Tennessee. And being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument No. 20080313-0025235, said Register's Office. Reference also documents shown in the following: Final Order and Petition for Contempt entered as Case No. 16-988,

Davidson County, Tennessee Chancery Court; Petition for Quiet Title and Declaratory Judgment entered as Case No. 22-0229, Davidson County, Tennessee Chancery Court; Guardian Ad Litem in the Conservatorship in the Probate Court of Rutherford County, Tennessee, Case No. 75PR1-2022-CV-167 CSV and Order in the Probate Court for Rutherford County, Tennessee entered as Case No. 2022-CV-167.

This is unimproved property known and designated as 0 42nd Avenue N., Nashville, Tennessee.

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Mark Moore

Mark Moore
As Conservator for James L. Brown a duly authorized signatory of Affordable Dreams Inc. (also known as Affordable Dream Builders Inc.) a Tennessee Corporation

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 21 day of December, 2023, before me, appeared **Mark Moore, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Conservator for James L. Brown a duly authorized signatory of Affordable Dreams Inc. (also known as Affordable Dream Builders Inc.) a Tennessee Corporation** and is authorized to sign on behalf of the aforesaid James L. Brown as his Conservator.

WITNESS my hand and seal, this the 21 day of December, 2023.

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Emilee Gibson
Notary Public

Emilee Gibson
Printed Notary Name

My commission expires: 6/22/26

Deborah Brandon

As duly authorized signatory of Affordable Dreams Inc. (also known as Affordable Dream Builders Inc.) a Tennessee Corporation

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pinellas

On this the 3rd day of ~~December, 2023~~ January, 2024, before me, appeared **Deborah Brandon, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is a duly authorized signatory of Affordable Dreams Inc. (also known as Affordable Dream Builders Inc.) a Tennessee Corporation** and is authorized to sign on behalf of the Corporation.

WITNESS my hand and seal, this the 3rd day of ~~December, 2023.~~ January, 2024.

DANIEL TRUSKEY
Notary Public
State of Florida
Comm# HH223093
Expires 4/4/2026

Notary Public

DANIEL TRUSKEY
Printed Notary Name

My commission expires: 4/4/2026

For Attachment to Quit Claim Deed Only

Mark Moore

Mark Moore,

As Conservator for James L. Brown

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 21 day of December, 2023, before me, appeared **Mark Moore, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Conservator for James L. Brown** and is authorized to sign on behalf of the aforesaid James L. Brown as his Conservator.

WITNESS my hand and seal, this the 21 day of December, 2023.

Emilee Gibson
Notary Public

Emilee Gibson
Printed Notary Name

My commission expires: 6/22/26

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Mark Moore

Mark Moore,

As Trustee for James L. Brown

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 21 day of December, 2023, before me, appeared **Mark Moore, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee for James L. Brown** and is authorized to sign on behalf of the aforesaid James L. Brown as his Trustee.

WITNESS my hand and seal, this the 21 day of December, 2023.

Emilee Gibson
Notary Public

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Emilee Gibson
Printed Notary Name

My commission expires: 6/22/26

Deborah Brandon FKA Deborah Brown

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, a Notary Public, **Deborah Brandon FKA Deborah Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of ~~December~~ February, 2024, ~~2023.~~

Notary Public

My commission expires: 4/4/2026

DANIEL TRUSKEY
Notary Public
State of Florida
Comm# HH223093
Expires 4/4/2026

Lisa Brown

Lisa Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Lisa Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of January, 2024.

Notary Public

HUNTLY GORDON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 3, 2026
COUNTY OF WILLIAMSON

My commission expires: 8-3-26

Ashlei Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Ashlei Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of January, 2024.

Notary Public

HUNTLY GORDON
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 3, 2026
COUNTY OF WILLIAMSON

My commission expires: 8.3.26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec. 21, 23 (date of document).

Jennifer L. Pennell

March 11, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

