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

Karen Johnson Davidson County
Batch# 1109934 DEEDQC
03/11/2024 03:50:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20240311-0016847

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.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of ~~December, 2023~~. Feb, 24 JP

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	PARCEL 1: 081-15-0-180.00 PARCEL 2: 071-01-0-011.02 PARCEL 3: 059-16-0-124.00

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 Grantors, have quitclaimed and by these presents do hereby quitclaim all their rights, 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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTIONS

WITNESS OUR HANDS, this 21 day of December, 2023.

REMAINDER OF PAGE INTENTIONALLY BLANK – SIGNATURE PAGES FOLLOW

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 21st 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 21st day of December, 2023.

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

Notary Public

Printed Notary Name

My commission expires: 8.3.26

Deborah Brandon

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

STATE OF ~~TENNESSEE~~ Florida do
COUNTY OF Pinellas

On this the 3rd day of ~~December, 2023~~ January, 2024 do, 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 do

Notary Public

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

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 21st 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 21st day of December, 2023.

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

Notary Public

Printed Notary Name

My commission expires: 8.3.26

Mark Moore,

As Trustee for James L. Brown

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 21st 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 21st day of December, 2023.

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

Notary Public

Printed Notary Name

My commission expires: 8.3.26

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, 2023.~~ FEBRUARY, 2024

Notary Public

My commission expires: 4/4/2026

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

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 21st day of December, 2023.

Notary Public

My commission expires: 8.3.26

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

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 21st day of December, 2023.

Notary Public

My commission expires: 8.3.26

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

EXHIBIT A

PARCEL #1:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of J.M.T.J. and G.W. Harding's Subdivision, of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the northerly side of Heiman Street and runs back between parallel lines with the easterly margin of 21st Avenue, North 150 feet to an alley.

Being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument Number 20080313-0025242, Register's Office for Davidson County, Tennessee. And being a portion of the property further conveyed to Ashlei Brown by Quitclaim Deed from James Brown, of record in Instrument No. 20190227-0017869, 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 1826 Heiman Street, Nashville, Tennessee.

PARCEL #2:

Land in the 12, formerly 21st Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, revised June 26, 1951, as follows:

Beginning on the westerly of Toney Road at the northeast corner of the property conveyed to William Edward Baugh and wife, Odeana Baugh, by deed from M.H. Webb and wife, of record in Book 2467, page 582, Register's Office for said County; thence with said Baugh's northern boundary line north 68 degrees 150 feet; thence north 22 degrees east 50 feet to a point; thence south 68 degrees east 150 feet to the westerly margin of Toney Road; thence with the same south 22 degrees west 50 feet to the beginning.

Being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument Number 20080313-0025238, Register's Office for Davidson County, Tennessee. And being a portion of the property further conveyed to Ashlei Brown by Quitclaim Deed from James Brown, of record in Instrument No. 20190227-0017869, 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 415 Toney Road, Nashville, Tennessee 37027.

PARCEL #3:

Being Lot No. 5 and Lot No. 6, 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.

Being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument Number 20080313-0025246, Register's Office for Davidson County, Tennessee. And being a portion of the property further conveyed to Ashlei Brown by Quitclaim Deed from James Brown, of record in Instrument No. 20190227-0017869, 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 Ruth Street, Nashville, Tennessee.

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, 2024
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

