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

Karen Johnson Davidson County
Batch# 1109939 DEEDQC
03/11/2024 03:57:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20240311-0016852

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. Wilkie
AFFIANT

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

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
Deborah Brandon 411 Cleveland St. #289 Clearwater, FL 33755	Same as Address of New Owner	092-05-0-231.00

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 **Deborah Brandon, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns

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

Land in Davidson County, Tennessee, being Lot 10 of Block 27 on the map of Fisk University Place, as of record in Plat Book 421, pages 4 & 5, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to James Melvin Ewing, by Quitclaim Deed of record in Book 7455, page 279, Register's Office for Davidson County, Tennessee. And being the same property further conveyed to Affordable Dreams Inc. by that instrument entitled Final Decree Confirming Sale of record in Instrument 20080318-0027157, Registers Office for Davidson County, Tennessee and by that Report of Sale referenced in the Clerk & Master's Office for Davidson County, Tennessee as File No. 07-539-IV. 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 911 31st Avenue N., Nashville, Tennessee.

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.

Notary Public

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

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
COUNTY OF Duvall

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.

Notary Public

Daniel Truskey

Printed Notary Name

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

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

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.

Notary Public

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

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

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

