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

Karen Johnson Davidson County
Batch# 1109940 DEEDQC
03/11/2024 03:59:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20240311-0016853

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~~ Feb, 2024 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	069-12-0-005.00

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:

A tract of land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, described partly according to a survey made by Lewis D. Justice, Surveyor, October 19, 1951, as follows:

Beginning at a point on the northerly margin of the Ashland City Pike about 227.5 feet easterly from the intersection of the northerly margin of said Pike and the easterly boundary line of the property conveyed to Willie McCall and wife, by deed from Noah W. Cooper, of record in Book 634, page 284, Register's Office for said County; thence with the Northerly margin of said Pike south about 81 degrees 30' east about 45.5 feet to a point; thence with the northeastward about 210 feet, more or less, to a point on the southern boundary line of the property conveyed to Walkup; thence with the southern boundary line of the said Walkup property North 71 degrees 10' West about 45.5 feet to a point about 227.5 feet easterly from the northeast corner of said McCall property; thence southwestwardly about 2158', more or less to the beginning.

Being the same property property conveyed to James and Deborah Brown by Quitclaim Deed from George M. & Birdie Bond, of record in Instrument No. 20040525-0061474, Register;s Office for Davidson County, Tennessee. 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 3811 Ashland City Highway, 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.

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
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

Notary Public

Daniel Truskey

Printed Notary Name

My commission expires: 4/4/2026

DANIEL TRUSKEY
Notary Public
State of Florida
Comm# HH223093
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.

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~~ 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

