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

Karen Johnson Davidson County
Batch# 1109942 DEEDQC
03/11/2024 04:01:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20240311-0016855

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 Whitson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of ~~December~~ 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	PARCEL 1: 081-06-0-348.00 PARCEL 2: 092-06-0-088.00 PARCEL 3: 091-08-0-278.00 PARCEL 4: 081-11-0-297.00 PARCEL 5: 081-03-0-191.00 PARCEL 6: 092-05-0-142.00

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, those certain parcels 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.

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 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, ~~2023~~ 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 parts of Lots Nos. 3 and 4 on the Map of the Wesley Hyde property, as of record in Minute Book 66, page 15, Chancery Court at Nashville, according to a survey made by John M. Sullivan, Surveyor on October 9, 1948:

Beginning at the Northeast corner of Lacy Street and 23rd Avenue North and running west with the north margin of Lacy Street 150 feet to a point; thence north parallel with 23rd Avenue 48 feet to a point; thence east parallel with Lacy Street 150 feet to a point in the west margin of 23rd Avenue; thence south with the west margin of 23rd Avenue North 48 feet to the point of beginning.

Being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument Number 20080314-0026241, 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 Lacy Street, Nashville, Tennessee.

PARCEL #2:

Land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 289 on the Map of Heffernan Place as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 289 fronts 50 feet on the Northerly side of Morena Street and runs back between parallel lines 150 fee to an alley.

Being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument Number 20080314-0026240, 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 2420 Morena Street, Nashville, Tennessee.

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 20080313-0025243, 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 92842nd Avenue North, Nashville, Tennessee.

PARCEL #4:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 342 on the map of D.T. McGavock and other's Second Addition, as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 342 fronts 50 feet on the westerly side of 16th Avenue, North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument Number 20080313-0025239, 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 1621 16th Avenue North, Nashville, Tennessee.

PARCEL #5:

Being Lot No. 16 in J.C. Owen's Buena Vista Plan of Lots, as of record in Book No. 57, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the easterly side of Nance Street and runs back between parallel lines 140 feet to an alley. Said lot is a part of the original Lot No. 30 in said J.C. Owen's Buena Vista Plan of Lots.

Being the same property conveyed to James Brown by Quitclaim Deed from Affordable Dreams, Inc., of record in Instrument Number 20080313-0025245, 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 2130 14th Avenue North, Nashville, Tennessee.

PARCEL #6

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots No. 9 and 10 of the W.T. Gaithers Subdivision of the Easterly Half of Block 51 on the Plan of Midway (Plat Book 547, page 87) and the northern 25 feet of property abandoned by the City (Clare Avenue) Metropolitan Council Bill #76-386, of record in Book 6200, page 902, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to George Hooper, Jr. and Jennie White, joint tenants with the right of survivorship by Warranty Deed from Barbara J. Rogers and husband, Charles Rogers, appearing of record in Book 10365, page 584, Register's Office for Davidson County, Tennessee. And being the same property further conveyed to Affordable Dreams Inc. (also known as Affordable Dream Builders, Inc.) by that instrument entitled Final Decree Confirming Sale of record in Instrument 20021119-0143498, 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. 02-814-111. 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 929 32nd Avenue N., 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, 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

