Karen Johnson Davidson County
Batch # 1117264 DEEDQC
04/02/2024 11:37:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240402-0022877

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

#2439

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Anastasiya Brown	**(NEW OWNER)**	**Map 164-160-B-0-**
2045 Carefree Lane		**Parcel 1200CO**
Antioch, TN 37013		
This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.		

QUITCLAIM DEED

Know all persons by these presents, **Daniel Brown,** (hereinafter referred to as the "Grantor"), does hereby bargain, quitclaim and conveys unto **Anastasiya Brown,** (hereinafter referred to as the "Grantee"), all of Grantor's right, claims, title and interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 in CEDARBROOK SUBDIVISION, of record in Plat Instrument No. 20181105-0109350, and revised in the surveyor's certification of correction of record in Plat Instrument No. 20190801-0076150, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Brown and Anastasiya Brown, husband and wife, by special warranty deed from D.R. Horton, Inc., a Delaware corporation of record in Instrument No. 20200701-0071535, said Register's Office. The said Daniel Brown and Anastasiya Brown having since divorce.

This is the same legal description used in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is improved real property located at 2045 Carefree Lane, Antioch, TN 37013.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant _____
Subscribed and sworn to before me this 28th day of March, 2024. _____ **Notary Public** **My Commission Expires 10/14/2026**	JUDY PAINTER-ROSE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

IN WITNESS, WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 28th day of March, 2023.

_____
DANIEL BROWN

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **DANIEL BROWN**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that HE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 28th day of March, 2024.

_____
Notary Public

My Commission Expires:10/14/2026

JUDY PAINTER-ROSE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON