Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Meridian Law, PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Lana Pruitt Brown
4265B Pecan Valley Drive
Nashville, TN 37218

Send Tax Bills To:
Lana Pruitt Brown
4265B Pecan Valley Drive
Nashville, TN 37218

Karen Johnson Davidson County
Batch # 1134763 DEEDQC
05/15/2024 09:59:27 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240515-0035827

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **MARY FRANCES PAYNE MURPHY, deceased**, and **LANA LARAINE PRUITT ROTTERO a.k.a. LANA PRUITT BROWN, a married woman** (hereinafter collectively "Grantors") hereby quitclaim and convey unto **LANA PRUITT BROWN, a married woman** (the "Grantee"), all of our right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** described as follows:

****SEE ATTACHED *SCHEDULE A* FOR LEGAL AND PROPERTY DESCRIPTION****

This is improved property which is also known as: **1807 Manchester Avenue, Nashville TN 37218**

Map-Parcel No.: **069-16-0-154.00 (Davidson County, TN)**

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantee forever, subject to such limitations, restrictions and encumbrances as may affect the subject property.

Note to Register of Deeds, Tax Assessor & Title Abstracters: Title to the subject parcel was vested in the Grantors as **tenants-in-common with the right of survivorship** until the death of **Mary Frances Payne Murphy** who died on July 21, 2010 being a resident of Davidson County, Tennessee. At the time of her death, **Mary Frances Payne Murphy** was unmarried. Title to the subject property vested in the Grantee upon the death of **Mary Frances Payne Murphy** as sole owner by operation of law. This instrument is being recorded for the singular purpose of recording the death of **Mary Frances Payne Murphy** and removing her name from the assessor's tax roll. A true and correct copy of the decedent's death certificate is attached hereto as ***SCHEDULE B***.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on **this 26th day of April, 2024.**

Lana P Brown

Lana Laraine Pruitt Rottero a.k.a.
Lana Pruitt Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 26th day of April, 2024**, before me, the undersigned, personally appeared **Lana Laraine Pruitt Rottero a.k.a. Lana Pruitt Brown**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires:

NATALIE L. SHACKLETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Lana Laraine Pruitt Rottero
a.k.a. Lana Pruitt Brown

Subscribed and sworn to before me, **this 26th day of April, 2024.**

Notary Public
My Commission Expires:

NATALIE L. SHACKLETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2026

SCHEDULE A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 43, on the Plan of Ashton's Subdivision of the L.M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 100 feet on the northwesterly side of Manchester Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Mary Frances Payne Murphy and Lana Laraine Pruitt Rottero from Robert F. Spann, Trustee via Quitclaim Deed dated May 10, 2004 and recorded as Instrument Number 20040907-0107730 Register's Office for Davidson County, Tennessee.

Property Address: 1807 Manchester Avenue, Nashville TN 37218

Map-Parcel No.: 069-16-0-154.00 (Davidson County, TN)

STATE OF TENNESSEE
Office of Vital Records

Amended by Affidavit from Funeral Director on 9/16/2010/JKB

D 0 0 4 4 5 9

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER: [redacted] 2010 034090

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

1. DECEDENT'S NAME (First, Middle, Last): Mary Frances Murphy
2. SEX: Female
3. DATE OF DEATH (Month, Day, Year): July 21, 2010
4. SOCIAL SECURITY NUMBER (of Deceased): 4-4249
5a. AGE-LAST BIRTHDAY (Years): 68
5b. UNDER 1 YEAR MOS. / DAYS
5c. UNDER 1 DAY HOURS / MIN.
6. DATE OF BIRTH (Month, Day, Year): Nov. 18, 1941
7. BIRTHPLACE (City and State or Foreign Country): Nashville, TN
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 Yes 2 X No
9a. PLACE OF DEATH (Check only one): HOSPITAL: 1 Inpatient 2 ER/Outpatient 3 DOA; OTHER: 4 Nursing Home 5 Residence 6 X Other (Specify) Hospice
9b. FACILITY NAME (If not institution, give street and number): Willowbrook Hospice 930
9c. CITY, TOWN, OR LOCATION OF DEATH: Nashville 094
9d. COUNTY OF DEATH: Davidson 19
10. MARITAL STATUS (Married, Never Married, Widowed, Divorced) (Specify): Widowed
11. SURVIVING SPOUSE (If wife, give maiden name):
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.): Homemaker
12b. KIND OF BUSINESS/INDUSTRY:
13a. RESIDENCE-STATE: TN
13b. COUNTY: Davidson
13c. CITY, TOWN OR LOCATION: Nashville
13d. STREET AND NUMBER OR RURAL LOCATION: 1807 Manchester Avenue 4265 Pecan Valley Road
CENSUS TRACT
13e. INSIDE CITY LIMITS? 1 X Yes 2 No
13f. ZIP CODE: 37218
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No-If yes, specify Cuban, Mexican, Puerto Rican, etc.) Specify, if yes: Yes O X No
15. RACE-American Indian, Black, White, etc. (Specify): White
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 12; College (1-4 or 5+):
17. FATHER'S NAME (First, Middle, Last): George Dave Blackwell, Sr.
18. MOTHER'S NAME (First, Middle, Maiden Surname): Amanda Collins
19a. INFORMANT'S NAME (Type/Print): Richard Blackwell
19b. RELATIONSHIP TO DECEASED: Brother Son-
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 2301 Goodsprings Road Pleasant View, TN 37146
20a. METHOD OF DISPOSITION: 1 X Burial 2 Cremation 3 Removal from State 4 Donation 5 Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Cowden Cemetery
20c. LOCATION-City or Town, State: Nashville, TN
21a. SIGNATURE OF FUNERAL DIRECTOR: Kenneth T. Anderson
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 3215
21c. SIGNATURE OF EMBALMER: Jim Brewer
21d. LICENSE NUMBER OF EMBALMER: 2969
22a. NAME AND ADDRESS OF FUNERAL HOME: Anderson & Garrett Funeral Home 3501 Old Clarksville Pike, P O Box 68, Joelton, TN 37080
22b. LICENSE NUMBER OF FUNERAL HOME: 193 0193
23. REGISTRAR'S SIGNATURE: Shannon L. Stanley DR
24. DATE FILED (Month, Day, Year): August 3, 2010

25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner as stated. 1 SIGNATURE AND TITLE OF PHYSICIAN: Allan G. Jones
25b. LICENSE NUMBER: MD 035765
25c. DATE SIGNED (Month, Day, Year): JULY 28 2010

26a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated. 2 SIGNATURE AND TITLE OF MEDICAL EXAMINER
26b. LICENSE NUMBER
26c. DATE SIGNED (Month, Day, Year)

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS.

27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): Steven H. Tai, M.D., 222 22nd Ave., N., Suite 100, Nashville, TN 37203

28a. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.

		Approximate Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) → a.	Cardiac valvular disease	6 years
DUE TO (OR AS A CONSEQUENCE OF): b.	Pulmonary Hypertension	1 year
DUE TO (OR AS A CONSEQUENCE OF): c.		
DUE TO (OR AS A CONSEQUENCE OF): d.		

SEE INSTRUCTIONS ON OTHER SIDE

Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

29a. WAS AN AUTOPSY PERFORMED? 1 Yes 2 X No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 Yes 2 X No

30. MANNER OF DEATH: 1 Natural 2 Accident 3 Suicide 4 Homicide 5 Pending Investigation 6 Could not be Determined
31a. DATE OF INJURY (Month, Day, Year)
31b. TIME OF INJURY
31c. INJURY AT WORK? 1 Yes 2 No
31d. DESCRIBE HOW INJURY OCCURRED
31e. PLACE OF INJURY-At home, farm, street, factory, office building, etc. (Specify)
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State)

PH-1639 (REV. 6/99) * 13d. 19b.

BIRTH NO.

RDA 1398

ANTI-FRAUD PROTECTION PATENTS 5187751, 5425559

4368380

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Department of Health. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Teresa S. Hendricks
STATE REGISTRAR

Tonya Y. Foreman
Tonya Y. Foreman Local Registrar
Davidson County, Tennessee

9/29/2010
Date Issued

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

DEPARTMENT OF HEALTH XVI AGRICULTURE COMMERCE TENNESSEE

CERTIFICATION OF VITAL RECORD