Karen Johnson Davidson County
Batch # 1144419 DEEDQC
06/07/2024 08:08:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240607-0042628

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Jennifer Brown
Mary Frances Rutledge
1540 Lebanon Pk., #213
Nashville, TN 37210

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
094120A21300CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Jeffrey Monroe Brown,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Jennifer Catherine Brown and Mary Frances Rutledge**, all my interest, if any, whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 213 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and master Declaration.

Being the same property conveyed to Mary Frances Rutledge, an unmarried woman, and Jennifer Catherine Brown and Jeffrey Monroe Brown, wife and husband by Warranty Deed from Ontario partners, Inc., a Tennessee corporation, dated 10/14/2022, of record in Instrument No. 20221018-0113675, Register's Office for Davidson County, Tennessee.

This is improved property known as **1540 Lebanon Pike, Unit 213, Nashville, TN 37210**.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 4th day of June, 2024.

Jeffrey Monroe Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Jeffrey Monroe Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 4th day of June, 2024.

Notary Public

My Commission Expires: 10/11/2025

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 4th day of June, 2024.

Notary Public

My commission expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY