This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
720 Cool Springs Blvd., Suite 650
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2024

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

Karen Johnson Davidson County
Batch# 1175114 DEEDQC
08/28/2024 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240828-0066251

Address of New Owner:	Send Tax Bills to:	Parcel ID:
Eric Richard Brown and Lea Candace Brown, Trustees 1631 Vineland Drive Brentwood, TN 37027	NEW OWNER	104-2-S-6 CO

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lea C. Brown, a married woman** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Eric Richard Brown and Lea Candace Brown as Trustees for The Brown Family Living Trust, Dated August 26, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

Land in Davidson County, Tennessee, being Unit No. 106 along with parking space No. 113 on the plan of HENDRICK PLACE, A HORIZONTAL PROPERTY REGIME, filed as Exhibit E to and established by the Master Deed record in Plat Book Instrument No. 2000203-0011406, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

BEING the same property conveyed to Lea C. Brown, a married woman by Warranty Deed from Gary Polovich and Peggy Polovich, husband and wife dated April 18, 2018, as Instrument No. 20180419-0036941, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as: **116 31st Avenue North #106, Nashville, TN 37203**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26th day of August, 2024.

Lea C. Brown

LEA C. BROWN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

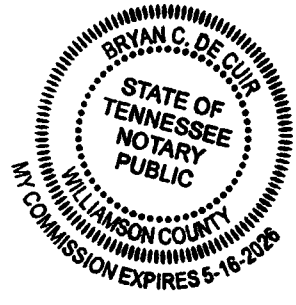
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lea C. Brown**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2024.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026



CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **August 26, 2024**.

Affiant Signature

8.27.2024
Date

STATE OF TENNESSEE

COUNTY OF WILSON

Sworn to and subscribed before me this 27TH day of AUGUST, 2024.

Notary's Signature

My Commission Expires: 10.25.27

BRITTNEY GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027