Karen Johnson Davidson County
Batch# 1179578 DEEDQC
09/10/2024 11:06:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240910-0069689

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Brownese Apartments, LLC c/o James Brown, Jr. 330 East 38th ST Apt 41 E New York, NY 10016	same	092 05 0 304.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, (i) James Harvey Brown, Jr. as to an undivided twenty-five percent (25%) tenant in common interest; (ii) Jacqueline Brown as to an undivided twenty-five percent (25%) tenant in common interest; (iii) Renee Brown as to an undivided twenty-five percent (25%) tenant in common interest; (iv) Dana Davenport as to an undivided twelve and one-half percent (12.5%) tenant in common interest; and (v) Candace Brown Zeller as to an undivided twelve and one-half percent (12.5%) tenant in common interest, (the "Grantors"), do hereby quitclaim, transfer and convey all their individual right, title and interest in and to the following described property to Brownese Apartments, LLC, a Tennessee Limited Liability Company (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being lots Nos. 70 and 71, on the Plan of G. E. Jackson's Subdivision of the Marable Tract, as of record in book 161, page 86, Register's Office for said County.

Said lots Nos. 70 and 71 front together 63 feet on the southerly side of the Clifton Pike and run back between parallel lines 115 to an alley.

Being the same property conveyed to (i) James Harvey Brown, Jr. as to an undivided twenty-five percent (25%) tenant in common interest; (ii) Jacqueline Brown as to an undivided twenty-five percent (25%) tenant in common interest; (iii) Renee Brown as to an undivided twenty-five percent (25%) tenant in common interest; (iv) Dana Davenport as to an undivided twelve and one-half percent (12.5%) tenant in common interest; and (v) Candace Brown Zeller as to an undivided twelve and one-half percent (12.5%) tenant in common interest, by Executor's Deed from James Harvey Brown, Jr., Executor for the Estate of Birdie Faulkner Brown, of record at Instrument No. 20240909-006937, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is unimproved property known as 0 Clifton Avenue, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 26th day of August, 2024

Jacqueline Brown, Grantor

STATE OF MARYLAND)
)
COUNTY OF PRINCE GEORGES)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jacqueline Brown, Grantor, the within named bargainor, 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 at office in LAUREL, state of MARYLAND, this 26th day of AUGUST, 2024.

Notary Public

My Commission Expires: _____

Seong Hee Shin
Notary Public
Montgomery County, Maryland
My Commission Expires :
September 24, 2027

[Remainder of page intentionally left blank. Additional signature pages follow.]

Renee Brown

Renee Brown, Grantor

STATE OF Oklahoma)
)
COUNTY OF Oklahoma)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Renee Brown, Grantor, the within named bargainor, 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 at office in OKC, state of Oklahoma, this 21st day of August, 2024.

Notary Public

My Commission Expires: 7/30/2027

FRANCESCA FORD
Notary Public, State of Oklahoma
Commission # 15006996
My Commission Expires 07-30-2027

[Remainder of page intentionally left blank. Additional signature pages follow.]

Dana Davenport, Grantor

STATE OF Illinois)
)
COUNTY OF Kane)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dana Davenport, Grantor, the within named bargainor, 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 at office in Aurora, state of Illinois, this 3rd day of September, 2024.

Notary Public

My Commission Expires: 11/18/27

Official Seal
PILAR TORRES
Notary Public, State of Illinois
Commission No. 682394
My Commission Expires November 18, 2027

[Remainder of page intentionally left blank. Additional signature pages follow.]

Candace Brown Zeller, Grantor

STATE OF Arizona)
)
COUNTY OF Maricopa)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Candace Brown Zeller, Grantor, the within named bargainor, 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 at office in Scottsdale, state of Arizona, this 6th day of September, 2024.

Notary Public

My Commission Expires: 11/12/27

ANGELO DIMARCO LOVETT-VEGA
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 658192
My Commission Expires
November 12, 2027

[Remainder of page intentionally left blank. Additional signature page follows.]

Quitclaim Deed - 0 Clifton Avenue

James Harvey Brown, Jr., Grantor

STATE OF NY)
)
COUNTY OF NY)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James Harvey Brown, Jr., Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in NY, state of NY, this 7 day of August, 2024.

Notary Public

My Commission Expires: 12/13/2025

AHMED JAWAD
Notary Public - State of New York
NO. 01JA6426391
Qualified in Suffolk County
My Commission Expires Dec 13, 2025

STATE OF NY)
)
COUNTY OF NY)

The actual consideration for this transfer is zero dollars ($0.00)

James Harvey Brown, Jr., Affiant

Subscribed and sworn to before me this 7 day of August, 2024.

Notary Public

My Commission Expires: 12/13/2025

AHMED JAWAD
Notary Public - State of New York
NO. 01JA6426391
Qualified in Suffolk County
My Commission Expires Dec 13, 2025

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla L Lovell

Carla Lovell

September 10, 2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of September, 2024.

Notary Public

My Commission Expires: 7/7/25



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