Karen Johnson Davidson County
Batch# 1193688 DEEDQC
10/15/2024 01:26:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20241015-0079917

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 15th day of October 2024. Notary Public My Commission Expires: 11/07/2025 TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Wynot Lane, LLC **126 Braxton Park Lane** **Goodlettsville, TN 37072**	New Owner	81-11 458 071-10-0-075.00 80-9-365 091-08-0-288.0 091-08-0-332.00 081-15-0-180.00 071-01-0-011.02 059-16-0-124.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Lisa Brown and Ashlei Brown** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Wynot Lane, LLC** (hereinafter referred to as "Grantee"), all of their interest in the following described parcels of real estate located in Davidson County, Tennessee, being more particularly described as follows:

[81-11 458]

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the northerly fifty (50) feet of Lot No. 121 in McGavock, Wetmore and Others' second addition to Nashville, called the addition to the town of McGavock, a plan of which is of record in Book No. 21, page 41, of the Register's Office of Davidson County, Tennessee.

Said northerly fifty (50) feet of Lot No. 121 fronts fifty (50) feet on the easterly side of Twelfth Avenue, North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Ashlei Brown, unmarried by Quitclaim Deed from J. L. Brown, an unmarried man of record in Instrument No. 20190227-0017867, said Register's Office for Davidson County, Tennessee.

This improved property in commonly known as 1712 12th Avenue North, Nashville, Tennessee 37208.

This is the same legal description used in the last instrument of record.

[071-10-0-075.00]

Land in Davidson County, Tennessee, being Lot No. 40 in J.B. Haynie's Cumberland Heights Plan, a plan of which is of record in book 57, page 170, Register's Office for Davidson County, Tennessee. Said Lot 4 fronts 50 feet on the west side of Bessie Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Ashlei Brown, by Quitclaim Deed from William Wilson Starks, in record of Instrument No. 20051212-0148863, Register's Office of Davidson County, Tennessee.

This improved property is commonly known as 1302 Bessie Avenue, Nashville, Tennessee 37207.

This is the same legal description used in the last instrument of record.

[80-9-365]

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 53 on the Plan od Bordeaux Hills addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan of reference is hereby made.

Being the same property conveyed to Ashlei Brown, by Quitclaim Deed from Glenda Dotson and Dorothea Lacy, in record of Instrument No. 20080602-0055747, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as 3235 Leawood Drive, Nashville, Tennessee 37218.

[091-08-0-288.0]

Being Lot No. 4 on the map of the subdivision of Lot No. 1 of the country land not of record, describes as follows:

Said Lot No. 4 fronts 50 feet on the westerly side of 40th Avenue North formerly Clifton Avenue and runs back between parallel lines along the north margin of Short Street 150 feet to an alley.

Being the same property conveyed to Ashlei Brown, an unmarried woman, and Lisa Brown, an unmarried woman, by Quitclaim Deed from Affordable Dreams Inc., a Tennessee Corporation, James L. Brown authorized signatory by and through his conservator, Mark S. Moore; Affordable Dreams Inc., a Tennessee Corporation, Deborah Brandon, authorized signatory; James L. Brown by and through his conservator Mark S. Moore, James L. Brown by and through his Trustee, Mark S. Moore, Deborah Brandon FKA Deborah Brown; Ashlei Brown, and Lisa Brown in record of Instrument No. 20240311-0016846, Register's Office for Davidson County.

This improved property is commonly known as 915 40th Avenue North, Nashville, Tennessee 37209.

[091-08-0-332.00]

Being Lot No. 5 on the map of the subdivision of certain lots on the Plan of Clifton, as of record in Book 161, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and Lot No. 6 front together 100 feet on the easterly side of 42nd Avenue, North, formerly First Street, and run back 236.5 feet on the Northerly line and 226.2 feet on the Southerly line to the westerly margin of an alley, measuring 100.5 feet thereon.

Being the same property conveyed to Ashlei Brown, an unmarried woman, and Lisa Brown, an unmarried woman, by Quitclaim Deed from Affordable Dreams Inc., a Tennessee Corporation, James L. Brown authorized signatory by and through his conservator, Mark S. Moore; Affordable Dreams Inc., a Tennessee Corporation, Deborah Brandon, authorized signatory; James L. Brown by and through his conservator Mark S. Moore, James L. Brown by and through his Trustee, Mark S. Moore, Deborah Brandon FKA Deborah Brown; Ashlei Brown, and Lisa Brown in record of Instrument No. 20240311-0016846, Register's Office for Davidson County.

This improved property is commonly known as 0 42nd Avenue North, Nashville, Tennessee 37209.

[081-15-0-180.00]

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of J.M.T.J. and G.W. Harding's Subdivision, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.
Said Lot No. 14 fronts 50 feet on the northerly side of Heiman Street and runs back between parallel lines with the easterly margin of 21st Avenue North, 150 feet to an alley.

Being the same property conveyed to Ashlei Brown, an unmarried woman, and Lisa Brown, an unmarried woman, by Quitclaim Deed from Affordable Dreams Inc., a Tennessee Corporation, James L. Brown authorized signatory by and through his conservator, Mark S. Moore; Affordable Dreams Inc., a Tennessee Corporation, Deborah Brandon, authorized signatory; James L. Brown by and through his conservator Mark S. Moore, James L. Brown by and through his Trustee, Mark S. Moore, Deborah Brandon FKA Deborah Brown; Ashlei Brown, and Lisa Brown in record of Instrument No. 20240311-0016847, Register's Office for Davidson County

This unimproved property is known as 1826 Heiman Street, Nashville, Tennessee 37208.

[071-01-0-011.02]

Land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, revised June 26, 1951, as follows:

Beginning on the westerly of Toney Road at the northeast corner of the property conveyed to William Edward Baugh and wife, Odeana Baugh, by deed from M. H. Webb and wife, of record in Book 2467, page 582, Register's Office for said County; thence with said Baugh's northern boundary line north 68 degrees 150 feet; thence North 22 degrees east 50 feet to a point; thence south 68degrees east 150 feet to the westerly margin of Toney Road; thence with the same south 22 degrees west 50 feet to the beginning.

Being the same property conveyed to Ashlei Brown, an unmarried woman, and Lisa Brown, an unmarried woman, by Quitclaim Deed from Affordable Dreams Inc., a Tennessee Corporation, James L. Brown authorized signatory by and through his conservator, Mark S. Moore; Affordable Dreams Inc., a Tennessee Corporation, Deborah Brandon, authorized signatory; James L. Brown by and through his conservator Mark S. Moore, James L. Brown by and through his Trustee, Mark S. Moore, Deborah Brandon FKA Deborah Brown; Ashlei Brown, and Lisa Brown in record of Instrument No. 20240311-0016847, Register's Office for Davidson County.

This unimproved property is commonly known as 415 Toney Road, Nashville, Tennessee 37027.

[059-16-0-124.00]

Being Lot No. 5 and Lot No. 6, on the Map of the subdivision of certain lots on the Plan of Clifton as of record in Book 161, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashlei Brown, an unmarried woman, and Lisa Brown, an unmarried woman, by Quitclaim Deed from Affordable Dreams Inc., a Tennessee Corporation, James L. Brown authorized signatory by and through his conservator, Mark S. Moore; Affordable Dreams Inc., a Tennessee Corporation, Deborah Brandon, authorized signatory; James L. Brown by and through his conservator Mark S. Moore, James L. Brown by and through his Trustee, Mark S. Moore, Deborah Brandon FKA Deborah Brown; Ashlei Brown, and Lisa Brown in record of Instrument No. 20240311-0016847, Register's Office for Davidson County.

This unimproved property is commonly known as 0 Ruth Street, Nashville, Tennessee 37207.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The Grantors are joining into the instrument to convey the Grantee all interest they may have in the above-described properties, including martial interest.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 15th day of October, 2024.

GRANTORS:

By: Ashlei Brown

By: Lisa Brown

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15th day of October in the year 2024, before me the undersigned, personally appeared Ashlei Brown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 15th day of October, 2024.

Notary Public

My Commission Expires: 11/07/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15th day of October in the year 2024, before me the undersigned, personally appeared Lisa Brown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 15th day of October, 2024.

Notary Public

My Commission Expires: 11/07/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine III, 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 Oct. 15, 2024.

AFFIANT SIGNATURE

Oct. 15, 2024
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 15th day of October, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

