Karen Johnson Davidson County
Batch # 1241698 DEEDQC
02/26/2025 04:12:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014395

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

**ADDRESS NEW OWNER:**
TIFFANY LASHAWN BROWN LIVING TRUST
Dated February 24th, 2025
TIFFANY LASHAWN BROWN, Trustee
821 Spence Enclave Lane #67
Nashville, Tennessee, 37210

**SEND TAX BILL TO:**
Same

**MAP/PARCEL:**
094 16 0E 067.00

## TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, TIFFANY LASHAWN BROWN, (aka Tiffany L. Brown) a single individual, in connection with the administration of my revocable living trust, as trustee, now conveys, releases and forever quitclaims from myself, as an individual, to the TIFFANY LASHAWN BROWN LIVING TRUST dated February 24th, 2025, all my right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 67 ON THE PLAN OF SPENCE ENCLAVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT. AS OF RECORD IN INSTRUMENT NUMBER 20061115-0141672, AMENDED IN INSTRUMENT NUMBER 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 AND 20080507-0047102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO R.J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM REGENT LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO.: 20100211-0010881, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TIFFANY L. BROWN. MARRIED WOMAN BY DHD FROM R.J. YORK HOMES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY RECORDED 07/27/2010 IN DEED INSTRUMENT 20100727-0058933, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TIFFANY L. BROWN AN UNMARRIED WOMAN BY TIFFANY L. BROWN BY QUITCLAIM RECORDED 10/20/2014 IN DEED 20141020-0096227, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

*The purpose and intent of this document is to transfer title from an individual to a trust where that same individual is the trustee.*

The property is commonly known as 821 Spence Enclave Lane, Unit #67, Nashville, Tennessee, 37210.

I, the above listed grantor conveys my interest in the real property to the TIFFANY LASHAWN BROWN LIVING TRUST dated February 24th, 2025.

TIFFANY LASHAWN BROWN

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 24th day of February, 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
DEC 19 2028

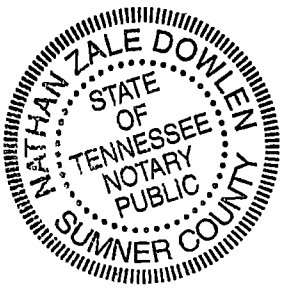
**AFFIDAVIT**

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the TIFFANY LASHAWN BROWN LIVING TRUST dated February 24th, 2025.

TIFFANY LASHAWN BROWN

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 24th day of February, 2025.




NOTARY PUBLIC
My commission expires:

DEC 19 2028

**This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.**