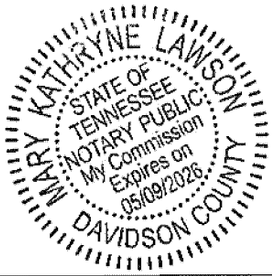
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BROWN CAPTIAL, LLC	**Same**	
(NAME)	(NAME)	**075 04 0 202.00**
361 Bradley Dr		
(ADDRESS)	(ADDRESS)	
West Columbia, SC 29170		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1249192 DEEDQC
03/21/2025 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250321-0021413

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **DONNA BROWN, A MARRIED WOMAN, AND DAVID BROWN, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **BROWN CAPITAL, LLC , A DELAWARE LIMITED LIABILITY COMPANY** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 447 ON THE PLAN OF TULIP GROVE, SECTION 7, OF RECORD IN PLAT BOOK 4300, PAGE 186, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONNA BROWN, A MARRIED WOMAN AND DAVID BROWN, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM CONNOR STEPHEN, A MARRIED MAN, OF RECORD IN INSTRUMENT NO. 20241121-0090733, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 14, 2024 AND RECORDED ON NOVEMBER 21, 2024.

BEING THE SAME PROPERTY CONVEYED TO CONNOR STEPHEN, A SINGLE MAN, BY WARRANTY DEED FROM JERRY WAYNE CARTER AND WIFE PATRICIA HINDMAN CARTER, OF RECORD IN INSTRUMENT NO. 20220308-0026504, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 24, 2022 AND RECORDED ON MARCH 08, 2022.

THIS IS IMPROVED PROPERTY REFERENCED AS: 4733 PHOENIX DR, NASHVILLE, TN 37076.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 11th day of March 2025.

DAVID BROWN

STATE OF SC
COUNTY OF Lexington

Before me personally appeared **DAVID BROWN** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March 2025.

Marie R Mullender
Notary Signature

My commission expires:
Jan 17, 2035

MARIE L. MULLENDER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 1/17/2035

Witness our hands this the 11 day of March 2025.

DONNA BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared **DONNA BROWN** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of March 2025.

Notary Signature

My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-29-2027

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 March 11, 2025.

Date

Affiant Signature

March 11, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of March, 2025.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)