Send tax bill to:
Michelle Brown
621 Lemont DR
Nashville, TN 37216

Karen Johnson
Batch # 1399950
03/31/2026 02:27:57 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260331-0025624

Quitclaim Deed

RECORDING REQUESTED BY Michelle Brown
AND WHEN RECORDED MAIL TO:
Michelle Brown
621 Lemont DR.
Nashville, TN 37216
, Grantee(s)
Consideration: $ NO Consideration
Property Transfer Tax: $
Assessor's Parcel No.: 61-5A-92C0
PREPARED BY: Michelle Brown 621 Lemont DR, Nashville, TN 37216 certifies herein that he or she has prepared this Deed.

Michelle Brown
Signature of Preparer

January 21, 2026
Date of Preparation

Michelle Brown
Printed Name of Preparer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ Zero
Michelle Brown, **Affiant**
Subscribed and sworn before me this the
31 **Day of** March, 2026.
J. Rivera, **Deputy Register**

THIS QUITCLAIM DEED, executed on January 21, 2026 in the County of DAVIDSON, State of Tennessee by Grantor(s), Connie E. Brown, whose post office address is 632 Poplar Place, Nashville, TN 37216, to Grantee(s), Michelle Brown, whose post office address is 621 Lemont DR. Nashville, TN 37216,

WITNESSETH, that the said Grantor(s), Connie E. Brown, for good consideration and for the sum of Zero Dollars And Zero Cents ($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

TA1

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Connie E. Brown
Signature of Grantor

Connie E. Brown
Print Name of Grantor

Alvera Anderson
Signature of First Witness to Grantor(s)

Alvera Anderson
Print Name of First Witness to Grantor(s)

Darren Vanado
Signature of Second Grantor (if applicable)

DARRENN Vanado
Print Name of Second Grantor (if applicable)

Renetta Armstrong
Signature of Second Witness to Grantor(s)

Renetta Armstrong
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Michelle Brown
Signature of Grantee

Michelle Brown
Print Name of Grantee

Melvin Brown
Signature of First Witness to Grantee(s)

Melvin Brown
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On January 21, 2026, before me, Michelle Matthews-Davis, a notary public in and for said state, personally appeared, Michelle Brown

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Michelle Matthews Davis

Signature of Notary

Affiant Known ✓ Produced ID _____

Type of ID _____ (Seal)

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Exhibit A

Being Unit No. 81, Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, Pgae 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rita Wronski, an unmarried woman by deed from Fox Ridge Homes, Inc. of record in Book 9968, page 44, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Covenants, conditions and restrictions contained in the Master Deed for Poplar Glen Condominiums recorded in Book 7534, page 591; Book 7548, page 612; Book 8036, page 175 and Book 8679, page 984, said Register's Office.

Conveyance of Cross Easements of record in Book 7337, page 269, said Register's office.

Sewer/Storm drainage easement of record in Book 4989, page 430, said Register's Office.

Agreement of record in Book 6088, page 308, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5129, page 28 and Book 5325, page 322, said Register's Office.

Also being the same property conveyed to Connie Ervin Brown, an unmarried man, by Warranty Deed of record in Instrument Number 20010828-0092765, from Rita Wronski.

R.O.B.C.T.