Davidson County DEEDQC
Recvd: 08/24/15 08:05 5 pgs
Fees:27.00 Taxes:0.00
20150824-0084883

After Recording Return To:

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
06300007200

QUIT CLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to update marital status]

UMS 107,8687

New Owner/ Property Being Conveyed
Fredrick R. Brooks
Elizabeth A. Brooks
1633 Pawnee Trail
Madison, TN 37115

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 23 day of July, 2015, between ELIZABETH A. BROOKS, formerly known as Elizabeth A. Hosmer and FREDRICK R. BROOKS, a now married couple residing at 1633 Pawnee Trail, Madison, TN 37115, collectively hereinafter referred to as "**Party of the First Part**" and FREDRICK R. BROOKS and ELIZABETH A. BROOKS, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN THE 11TH, FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO, 4 ON THE PLAN OF THE SUBDIVISION OF THE L.C. HUFFINES LAND, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, MAY 17, 1948, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF NAWAKWA TRAIL, NOW CALL PAWNEE TRAIL, 643.3 FEET EASTERLY FROM THE SOUTHEAST CORNER OF HUDSON ROAD AND NAWAKWA TRAIL, NOW CALLED PAWNEE TRAIL, THE NORTHWEST CORNER OF LOT NO. 5 OR SAID SURVEY CONVEYED TO L.R. HENNESSEE AND WIFE BY DEED FROM ERNEST GRISHSM AND WIFE, DATED MAY 24, 1968 AND RECORDED IN BOOK 4238, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID HENNESSEE SOUTH 14 DEGREES 30' EAST 400 FEET TO AN IRON PIN IN THE NORTH BOUNDARY LINE OF A 13.1 ACRE TRACT OF LAND AS SHOWN ON SAID SURVEY; THENCE WITH THE NORTH BOUNDARY LINE OF SAID 13.1 ACRE TRACT SOUTH 75 DEGREES 15 WEST 150 FEET TO A POINT IN THE CENTER OF SAID PAWNEE TRAIL; THENCE WITH THE CENTER OF PAWNEE TRAIL NORTH 75 DEGREES 15' EAST 150 FEET TO THE BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO ELIZABETH A. HOSMER, UNMARRIED AND FREDRICK R. BROOKS, UNMARRIED AS TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED RECORDED 09/04/2014 IN INSTRUMENT NO. 20140904-0080899 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1633 Pawnee Trail, Madison, TN 37115
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Elizabeth A. Brooks
ELIZABETH A. BROOKS,
formerly known as Elizabeth A. Hosmer

FREDRICK R. BROOKS

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 23 day of July, 2015, before me personally appeared ELIZABETH A. BROOKS, formerly known as Elizabeth A. Hosmer and FREDRICK R. BROOKS to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ella K Butler
NOTARY PUBLIC ELLA K BUTLER

My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ **10.00**.

Elizabeth A. Brooks
ELIZABETH A. BROOKS,
formerly known as Elizabeth A. Hosmer

Subscribed and sworn to before me this 23 day of July, 2015.

Ella K. Butler
NOTARY PUBLIC ELLA K BUTLER

My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT "A"

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Deed Type: Special Warranty Deed

Grantors: SUNTRUST BANK , SUCESSOR TRUSTEE OF THE MELBA S. POWERS REVOCABLE MANAGEMENT TRUST DATED FEBRUARY 23, 1996

Grantees: ELIZABETH A. HOSMER, UNMARRIED AND FREDRICK R. BROOKS, UNMARRIED, AS TENANTS WITH RIGHT OF SURVIVORSHIP

Dated: September 2, 2014

Recorded Date: September 4, 2014

Consideration: $10.00

BOOK: 20140904-0080899
PAGE:

Parcel No.: 063 00 0 072.00

True Copy Certification

I, **Kevin Bui**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Kevin Bui

State of **California**

County of **Orange**

Personally appeared before me, **Patrice Jobin**, a notary public for this county and state, **Kevin Bui** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Patrice Jobin

My Commission Expires: 12-29-2016

Notary' Seal (if on paper)

