Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
John R. Broderick, Trustee,
John R. Broderick Revocable
Living Trust Agreement
301 Cana Circle
Nashville, TN 37205

Sheri W. Broderick, Trustee,
Sheri W. Broderick Revocable
Living Trust Agreement
301 Cana Circle
Nashville, TN 37205

Send Tax Bills To:
Same

Map and Parcel No.
Map 129
Group 11 0A
Parcel 010.00

BILL GARRETT, Davidson County
Trans:T20160003506 DEEDQC
Recvd: 01/14/16 08:59 3 pgs
Fees:17.00 Taxes:0.00
20160114-0003842

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John R. Broderick and Sheri Broderick, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer a fifty percent (50%) interest as Tenant by Entirety unto **John R. Broderick, Trustee, John R. Broderick Revocable Living Trust Agreement dated October 20, 2015**, and a fifty percent (50%) interest as Tenant by Entirety unto **Sheri W. Broderick, Trustee, Sheri W. Broderick Revocable Living Trust Agreement dated October 20, 2015** ("Grantees"), in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit 112-L of The Cloister at St. Henry, Phase 1-D, shown as Exhibit B to the Master Deed of Record in Book 6933, Page 927, Amended in Book 7404, Page 766, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **John R. Broderick and Sheri Broderick, husband and wife**, by Warranty Deed dated July 23, 2015, from **Capital Journey, LLC**, of record in Instrument No. 20150727-0073183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Matters shown on the Plan of record in Plat Book 6933, page 927, amended in Book 7404 page 766, said Register's Office.
2) Any and all restrictions, conditions, and easements of record.

Sheri Broderick and **Sheri W. Broderick** are one and the same person.

This is improved property known as: **301 Cana Circle, Nashville, TN 37205.**

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 8th day of January, 2016.

John R. Broderick

Sheri Broderick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John R. Broderick**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2016.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sheri Broderick**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2016.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 8th day of January, 2016.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY