# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/18/16 16:02 3 pgs
Fees:17.00 Taxes:0.00
20160318-0026119

**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

**THIS INSTRUMENT WAS PREPARED BY:**
**Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201**

| Address of New Owner | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|
| George T. Brooks III and wife, Jasmine Brooks<br>4312 Enchanted Circle<br>Nashville, TN 37218 | George T. Brooks III and wife, Jasmine Brooks<br>4312 Enchanted Circle<br>Nashville, TN 37218 | 069 02 0 020.00 |

**THIS INDENTURE**, Made the 4th day of March 2016, between **George T. Brooks and Wife, Sarah L. Brooks,** as party or parties of the first part, hereinafter called Grantor, and **George T. Brooks, III and Wife Jasmine Brooks,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Enchanted Hills, Section I, of record in Plan Book 3300, Page 96 Register's Office for Davidson County, Tennessee, to which Plan reference in hereby made for a more complete description thereof.

Being the same property conveyed to Karen Watkins Bryant and Jonathan K. Watkins by Quitclaim Deed from Joihn H. Watkins and wife, Mary S. Watkins, who retained a life estate in said property, of record in Instrument # 20020904-0107280, said Register's Office.

John H. Watkins and Mary S. Watkins join in executing this deed to comvey their life estate interest in said property.

Karen Watkins Bryant warrants that she has never lived in this property as a married person and that the said propperty is not subject to any marital rights therein.

Being the same property then conveyed to George T. Brooks and wife, Sarah L. Brooks, of record in Instrument # 20090723-0069070, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 96, said Register's Office; and (c) Easement of record in Book 5212, page 83, said Register's Office.

This property is commonly known as **4312 Enchanted Circle, Nashville, TN 37218** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

George T. Brooks

Sarah L. Brooks

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value whichever is greater, for this transfer is $10.00

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

AFFIANT

Notary Public

My Commission Expires: 5/8/17

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 14th day of March, 2016, before me personally appeared, **George T.**

**Brooks and Sarah L. 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.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2016.

Notary Public

My Commission Expires: 5/3/17

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2017

*Certificate of Authenticity*

*I, John R. Manson 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*

*State of TENNESSEE*
*County of DAVIDSON*

*Personally appeared before me, Stephanie Allen, a notary public for this county and state, John R. Manson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

*Notary's Signature*

*My Commission Expires:* 5/3/17

*Notary's Seal (if on paper)*

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2017