BILL GARRETT, Davidson County
Trans:T20160080407 DEEDQC
Recvd: 09/14/16 09:26 2 pgs
Fees:12.00 Taxes:0.00
20160914-0096481

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13th day of September 2016. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Ronald E. Brooks Sr. and Ronald E. Brooks, Jr. 310 Edith Avenue Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 71-11-94

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ronald E. Brooks, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Ronald E. Brooks, Sr. and Ronald E. Brooks, Jr., as joint tenants in common,** their heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being the westerly one-half of Lot. No 46 on the Map of Trinity Heights Addition, of record in Book 161 Page 38, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald E. Brooks and wife, Marilyn L. Brooks by Warranty Deed from Jackie F. Doss, unmarried, of record in Book 7720 Page 496, Register's Office of Davidson County, Tennessee.

Marilyn L. Brooks having died on August 9th, 2016 in Davidson County, Tennessee.

Ronald E. Brooks & Ronald E. Brooks, Sr., being one and the same.

This is improved property known as 310 Edith Avenue Nashville, TN 37207.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September 2016.

Ronald E. Brooks

Ronald E. Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ronald E. Brooks**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of September 2016.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017