Karen Y Johnson Davidson County
Batch# 139718 DEEDQC
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Fees: $17.00 Taxes: $0.00
20180911-0090026

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
MTR Family Law, PLLC, 205 23rd Avenue North, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: **FRANK ROSS BRAZIL**	SEND TAX BILLS TO: **FRANK ROSS BRAZIL**	Map-Parcel Numbers **103-1-72**
(NAME) **6219 NEIGHBORLY AVENUE**	(NAME) **6219 NEIGHBORLY AVENUE**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS TRANSACTION IS EXEMPT FROM TAX PURSUANT TO TENNESSEE CODE ANN. § 67-4-409(a)(3)(E), AND FOR CONSIDERATION OF AND IN ACCORDANCE WITH THE TERMS OF THE MARITAL DISSOLUTION AGREEMENT BETWEEN THE PARTIES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

COREY FREYA BRAZIL

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD. AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO

FRANK ROSS BRAZIL

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF HER RIGHT, TITLE, AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 9 in Cowden Subdivision No. 4. Beginning at a point in Neighborly Avenue being the Northwest corner of the Glen A. Duke property described in Book 3219, Page 587, said Register's Office, thence with Duke's line northeasterly 200 feet to a point; thence Northwesterly 95 feet to a point, thence Southwesterly 198 feet to a point in the original east boundary of Neighborly Avenue; thence Southeasterly 90 feet to a point of beginning.

Being the same property conveyed to Karen Christine Golski, a single individual, by Quit Claim Deed from Daniel Rushton Milne recorded August 29, 2008 in Instrument Number 20080829-0088987, Register's Office for Davidson County, Tennessee; and further conveyed to Karen Golski, unmarried, and Daniel Milne, unmarried, by Warranty Deed from Arthur Vinett and wife, Kim Vinett recorded November 22, 2006 in Instrument Number 20061122-0145263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank Ross Brazil and Corey Freya Brazil, husband and wife, by Warranty Deed from Karen Christine Golski, a single individual, recorded September 2, 2014 in Instrument Number 20140902-0079865, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

Unimproved ☐
This is improved ☒ property, known as **6219 NEIGHBORLY AVENUE, NASHVILLE, TENNESSEE 37209**
(House Number) (Street) (City, State) (Postal Zip)

Wherever 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, this instrument has been executed on this 16th day of August, 2018.

COREY FREYA BRAZIL, GRANTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Corey Freya Brazil, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that he executed the within instrument for the purposes therein contained as his own free act and deed.

Witness my hand and official seal at Nashville, Tennessee, on this 16th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 05/20/2019

CHARITY F. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Corey Freya Brazil v. Frank Ross Brazil*, Third Circuit Court for Davidson County, Tennessee, Docket No. 17D-1992, and that there was no consideration given for the transfer.

FRANK ROSS BRAZIL, GRANTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Frank Ross Brazil, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that he executed the within instrument for the purposes therein contained as his own free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, on this 11th day of September, 2018.

NOTARY PUBLIC
My Commission Expires: 8/11/20

JULIE A. DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED. PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS QUITCLAIM DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

True Copy Certification

I, Nicki Rushing, 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 WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, 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: 8/11/2020

