Karen Johnson Davidson County
Batch# 184006 DEEDQC
01/15/2019 02:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190115-0004233

QUITCLAIM DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2019

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Brumbach (NAME)	**Same** (NAME)	
175 Spalding Mill (ADDRESS)	(ADDRESS)	**61-3-50.00**
Sandy Springs, GA 30350-4523 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FRED BRUMBACH ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JOHN BRUMBACH ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 1 ON THE PLAN OF LINDELL HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 78.9 FEET ON THE WESTERLY MARGIN OF GRINSTEAD PLACE AND EXTENDS BACK 150.0 FEET ON THE NORTHERLY LINE AND 153.1FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 107.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARTIN A. BRUMBACH, UNMARRIED, BY WARRANTY DEED FROM CARL H. EATON, JR., UNMARRIED, RECORDED OCTOBER 6, 1988 IN BOOK 7671, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARTIN A BRUMBACH HAVING SINCE DIED INTESTATE ON SEPTEMBER 25, 2018 LEAVING JOHN BRUMBACH AND FRED BRUMBACH AS HIS HEIRS AT LAW AS NOTED IN AFFIDAVIT OF HEIRSHIPS OF RECORD IN INSTRUMENT NOS. 201901150004231 & 201901150004232, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

****SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.**

This is **unimproved** property known as: **4701 Grinstead Place, Nashville, TN 37216**

Witness our hands this the 29th day of October, 2018.

Fred Brumbach
FRED BRUMBACH

STATE OF Tenn.)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED BRUMBACH, the within named 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 and official seal, this the 29th day of October, 2018.

Lillie Kirby
Notary Public

My Commission Expires: May 03, 2021

LILLIE KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY