This instrument prepared by:
Kathleen H. Brooks
7758 Sawyer Brown Rd.
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 275697 DEEDQC
08/23/2019 10:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190823-0084965

Owner/Responsible Taxpayer
Kathleen H. Brooks and Jon A. Brooks
7758 Sawyer Brown Rd.
Nashville, TN 37221

Tax Map Parcel No.: 128-07-0-011.00

M.I.S. FILE NO
1719468

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 15 day of ~~July~~ August Ed, 2019, by and between Kathleen H. Brooks, a married woman, who acquired title as Kathleen H. Teasdale, unmarried, joined by her husband, Jon A. Brooks, whose address is 7758 Sawyer Brown Rd., Nashville, TN 37221, ("Grantor"), and Kathleen H. Brooks and Jon A. Brooks, wife and husband, as tenants by the entirety, whose address is 7758 Sawyer Brown Rd., Nashville, TN 37221, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated September 13, 2005 from Crispin Properties, LLC of record as Instrument Number 20050913 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 7758 Sawyer Brown Rd., Nashville, TN 37221

WITNESS the hand and seal of the party of the first part the day and year first above written.

Kathleen H. Brooks

Kathleen H. Brooks

Jon A. Brooks

Jon A. Brooks

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Ann Stephens Donnell, a Notary Public in and for said County and State, Kathleen H. Brooks and Jon A. Brooks the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of ~~July~~ August, 2019.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 4/03/20

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SS:

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Kathleen H. Brooks
Kathleen H. Brooks

Jon A. Brooks
Jon A. Brooks

Witness my hand, at office, this 15 day of ~~July~~ August, 2019.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 11/05/20

ANN STATHOS DONNELL
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001719468

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT # 20050913-0109597 AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2B, CLUNAN HEIGHTS, SECTION ONE, ZONE LOT DIVISION, AS OF RECORD IN PLAT BOOK 6250, PAGE 354, AMENDING BOOK 4300 PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE THEREOF.

SUBJECT TO THE FOLLOWING:

THE PLAT OF RECORD IN PLAT BOOK 44300, PAGE 17 AND BOOK 6250, PAGE 354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 6537, PAGE 70, BOOK 6541, PAGE 984 AND INSTRUMENT # 20050502-0048347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JOINT ROADWAY AGREEMENT OF RECORD IN BOOK 6512, PAGE 347 AND BOOK 6514, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEWER LINE EASEMENT OF RECORD IN BOOK 6616, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INGRESS AND EGRESS OF RECORD IN BOOK 6377, PAGE 482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SUBJECT TO THE FLOW OF ANY STREAM ACROSS THE SUBJECT PROPERTY ANY AND ALL VISIBLE EASEMENTS LYING ON OR ACROSS THE PROPERTY.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO KATHLEEN H. TEASDALE, UNMARRIED FROM CRISPIN PROPERTIES, LLC RECORDED ON SEPTEMBER 13, 2005 IN INSTRUMENT # 20050913 OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 128-07-0-011.00

COMMONLY KNOWN AS 7758 SAWYER BROWN RD, NASHVILLE, TN 37221
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

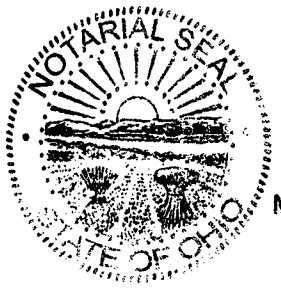
I, Angelia Webb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____
Notary Seal



PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022