Karen Johnson Davidson County
Batch# 304087 DEEDQC
10/22/2019 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191022-0108112

09THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jason Brueck Katherine Harrold 1029 Granada Avenue Nashville, TN 37206	New Owners	083-01-0-167.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Brueck, a married man, and Robert Brueck, a married man***, by these presents do hereby quitclaim and convey unto **Jason Brueck and Katherine Harrold, husband and wife,** their heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 16 on the Plan of W.H. Hyronemus Addition of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 16 fronts 50 feet on the North side of Granada, formerly Bailey Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jason Brueck, a single man, and Robert Brueck, a married man by Warranty deed from Charles M. Talbott, Jr and Michelle Talbott, husband and wife of record in Instrument No. 20141105-0102256 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 05, 2014.

Being also known as 1029 Granada Avenue, Nashville, Tennessee 37206.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
15th day of October, 2019.

Affiant

My commission expires:
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of October, 2019.

Jason Brueck

Robert Brueck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jason Brueck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 15th day of October, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Robert Brueck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 8th day of October, 2019.

Notary Public

My Commission Expires:

SUSAN M HANZEVACK
Notary Public - State of Florida
Commission # GG 334136
My Comm. Expires Aug 8, 2023
Bonded through National Notary Assn.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022