Karen Johnson Davidson County
Batch# 308014 DEEDQC
10/30/2019 08:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191030-0111085

Recording Requested By and
When Recorded Return To:
ServiceLink- CRS
3220 El Camino Real
Irvine, CA 92602
(800) 756-3524 Ext. 43275

W25760967

Commitment Number: 25760967

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
James Christopher Brush, 5524 Seesaw Rd., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172 12 0A 092.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

James Christopher Brush, (whose mailing address is **5524 Seesaw Rd., Nashville, TN 37211)** and **Evelyn Brush**, (whose mailing address is **5524 Seesaw Rd., Nashville, TN 37211),** who were formerly a married couple but are now divorced, as per Case No.: 19D391 In The Fourth Circuit Court For Davidson County Tennessee at Nashville, Filed on July 19, 2019, and are both unmarried persons, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **James Christopher Brush, an unmarried man**, hereinafter grantee, whose tax mailing address is **5524 Seesaw Rd., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Five, Bradford Hills, of Record in Book 7900, Page 6 and Book 7900, Page 287 and 288, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same parcel conveyed to James Christopher Brush and Evelyn Brush from James Christopher Brush and Evelyn Brush, by virtue of a deed dated 6/12/2013, recorded 6/27/2013, in deed as instrument no. 20130627-0066158 County of Davidson, State of Tennessee.

Property Address is: 5524 Seesaw Rd., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20130627-0066158 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172 12 0A 092.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on OCTOBER 22, 2019:

James Christopher Brush

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 22 October, 2019 by **James Christopher Brush** who are personally known to me or have produced a TN DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Barbara Collins
Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

Executed by the undersigned on October 22, 2019:

Evelyn Brush

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 22 October, 2019 by **Evelyn Brush** who are personally known to me or have produced a TN DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Barbara Collins
Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

State of Tennessee
County of Davidson

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.

Subscribed and sworn to before me

This 22 day of October, 2019.

Affiant

James Christopher Brush
Print Name

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov. 26, 2022

(Seal)

Barbara Collins
Notary Public

My commission expires:

11-26-2022

Barbara Collins
Print Name

True Copy Certification

I, **Karina Lopez**, 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 **California**

County of **Orange**

NELLY GARCIA
Notary Public - California
Orange County
Commission # 2281404
My Comm. Expires Mar 17, 2023

On 10/25/2018 personally appeared before me, **Nelly Garcia**, a notary public for this county and state, **Karina Lopez** 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 3/17/23

Notary's Seal (if on paper)