Karen Johnson Davidson County
Batch# 371874 DEEDQC
03/13/2020 08:24:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200313-0028085

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Kimberly N. Brueck, Trustee Kimberly N. Brueck Revocable Living Trust 221 Wynbrook Court Nashville, TN 37221	New Owner	142070D22100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Kimberly N. Brueck**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Kimberly N. Brueck, Trustee, Kimberly N. Brueck Revocable Living Trust dated March 11, 2020** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Unit No. 221 of Wynbrook Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7285, Page 918, and as amended in Book 7507, Page 271, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Wynbrook Condominiums, as shown on the Exhibit "C" to the Amendment to the Master Deed, of record in Book 7507, Page 271, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to **Kimberly N. Brueck**, unmarried, by Warranty Deed dated January 19, 1995, from **Janis G. Wade**, unmarried, recorded in Book 9574, Page 621, Register's Office of Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws of Wynbrook Homeowner's Association, Inc., of record in Book 7285, Page 957, Register's Office for Davison County, Tennessee, for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, as of record aforementioned, establishing a Horizontal Property Regime of Wynbrook Condominiums; restrictive covenants of record in

Book 6519, page 458, in Book 6529, Page 560, and in Book 7550, Page 809, said Register's Office; easements and setback lines, if any, as set forth on the above plan of record.

This is improved property known as: **221 Wynbrook Court, Nashville, TN 37221.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 11th day of March 2020.

Kimberly N. Brueck

Kimberly N. Brueck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kimberly N. Brueck**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Kimberly N Brueck

Affiant

Sworn to and subscribed to before me, this the 11th day of March 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023