Karen Johnson Davidson County
Batch# 470899 DEEDQC
09/04/2020 01:10:58 PM 3 pgs
Fees: $18.00 Taxes: $508.75
20200904-0101375

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Kooperman, Mondelli & Leonardo
603 Woodland Street
Nashville, TN 37206

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
ROBERT IAN BRODIE 103 Morton Mill Cr Nashville, TN 37221	Same	141-12-D-103.00

FOR AND IN CONSIDERATION of One Hundred Thirty-Seven Thousand, Five Hundred Dollars and 00/100 ($137,500.00) and other good and valuable consideration, I, **KRISTIN LYNNE MADSEN** ("Grantor") by these presents do hereby quitclaim and convey my interest in and to my brother, **ROBERT IAN BRODIE** ("Grantee"), his heirs, successors and assigns, a certain parcel or tract of land in Nashville, Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee being Lot No. 103 of Morton Mill Estates, Third Revision, of record in Plat Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Robert M. Brodie, unmarried by deed from Jacques J. Shaninger and wife, Joyce E. Shaninger of record in Book 10691, Page 322, Register's Office for Davidson County, Tennessee.
>
> The said Robert M. Brodie having died on February 29, 2020 and the property was conveyed to Kristin Lynne Madsen and Robert Ian Brodie by Affidavit of Heirship of record in Instrument 20200813-0090434, Nashville, Davidson County, Tennessee.
>
> The above described tract is conveyed subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse

circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This Deed is prepared from information of a prior deed furnished by the Davidson County Assessor of Taxes without the benefit of a survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property known as 103 Morton Mill Cr., Nashville, TN 37221.

Witness my hand this 26 day of August, 2020.

KRISTIN LYNNE MADSEN

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **KRISTIN LYNNE MADSEN,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Alameda, California, this 26 day of August, 2020.

CAITLIN REBECCA GRANT
Notary Public - California
Alameda County
Commission # 2283193
My Comm. Expires Apr 23, 2023

NOTARY PUBLIC **SEAL**
My Commission Expires: April 23, 2023

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

The actual consideration or value whichever is greater for this transfer is $137,500.00.

AFFIANT Kyle Mast

Sworn to and subscribed before me this
26 day of August, 2020.

Cait Rebecca Grant
NOTARY PUBLIC
My Commission expires: April 23, 2023

SEAL

CAITLIN REBECCA GRANT
Notary Public - California
Alameda County
Commission # 2283193
My Comm. Expires Apr 23, 2023