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

Karen Johnson Davidson County
Batch# 471127 DEEDQC
09/08/2020 09:22:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200908-0101687

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Teresa G. Brockman, Trustee
Teresa G. Brockman Revocable Living Trust
2015 Galbraith Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
09113031900

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, **Teresa G. Brockman d/b/a Richland Animal Clinic**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Teresa G. Brockman, Trustee, Teresa G. Brockman Revocable Living Trust Agreement dated May 28, 2008, as amended** ("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 and being Lots 1, 2, and 3 on the plan of Dr. Teresa Brockman Property of record in Book 8250, Page 850, R.O.D.C., TN more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 8, 1997, revised December 10, 1997, being parcels 319.00, 320.00, 321.00, 322.00 and 323.00 on Davidson County property map 91-13 and known as Job No. 970078 as follows:

Beginning at an existing iron pin on the southerly margin of Charlotte Pike, said point of beginning being the Northwest corner of the herein described tract and also being the Northeast corner of the R.D.R., L.P. property of record in Book 9201, Page 85, R.O.D.C., TN (parcel 318.00 on map 91-13); thence, leaving parcel 318.00 and with the southerly margin of Charlotte Pike, N 58 degrees 26 minutes 35 seconds E 139.86' to an iron pin; thence, with a turnout curve to the right, having a radius of 25.00' and a long chord of 7.12', said chord having a bearing of S 27 degrees 58 minutes 52 seconds E a distance along the curve of 7.14' to an iron pin on the westerly margin of Balmy Avenue; thence, with the westerly margin of Balmy Avenue, S 19 degrees 49 minutes 09 seconds E 141.62' to an iron pin; thence, with a curve to the right having a radius of 212.14' and a long chord of 66.43', said chord having a bearing of S 10 degrees 48 minutes 44 seconds E, a distance along the curve of 66.70' to an iron pin; thence, continuing with the margin of Balmy Avenue, S 01 degrees 48 minutes 13 seconds E 101.70' to an iron pin; thence, leaving the margin of Balmy Avenue, and with the line of Claudia Hatcher of record in Book 9822, Page 244, R.O.D.C., TN, S 68 degrees 50 minutes 14 seconds W 100.66' to an iron pin; thence, leaving Hatcher's line and with the line of the said parcel 318.00, the following two calls: N 08 degrees 29 minutes 10 seconds W 127.42' to an iron pin; thence, N 27 degrees 07 minutes 11 seconds W 161.28' to the point of beginning, containing 35, 669 square feet, more or less.

Being the same property conveyed to **Teresa G. Brockman d/b/a Richland Animal Clinic**, by Warranty Deed dated July 25, 1997, from **R.D.R., L.P., a Tennessee limited partnership**, recorded in Book 10543, Page 625, Register's Office of Davidson County, Tennessee, and corrected by Deed of Correction, recorded in Book 10814, Page 479, Register's Office of Davidson County, Tennessee.

This is improved property known as: **6109 Charlotte Pike, Nashville, TN 37209.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 2nd day of September 2020.

Teresa G. Brockman
Teresa G. Brockman

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 **Teresa G. Brockman**, 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 2nd day of September 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).

Teresa G. Brockman DVM
Affiant

Sworn to and subscribed to before me, this the 2nd day of September 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023