# QUITCLAIM DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

AJ-QCD-19-700-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September 2019. 2020

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kathleen Brecker** | **New Owner** | |
| (NAME) **1074 Heartsease Dr.** | (NAME) | **093052B02300CO** |
| (ADDRESS) **West Chester, PA, 19382** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHLEEN BRECKER AND JENNIFER L. ESTES AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KATHLEEN BRECKER, TRUSTEE OF THE KATHLEEN BRECKER LIVING TRUST DATED NOVEMBER 7, 2019, AND ANY AMENDMENTS THERETO, AND JENNIFER L. ESTES, WITH A 50% UNDIVIDED INTEREST**, hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 407 of the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of record in Instr. 20051215-0150617, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kathleen Brecker and Jennifer L. Estes as joint tenants with right of survivorship by deed from Brandon L. Moore and wife, Regina D. Moore of record in Instr. 20090414-0033930, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **700 Church Street #407, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 485871 **DEEDQC**
09/29/2020 03:05:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200929-0112294

Witness my/our hand(s) this the 19 day of March 2020.

Kathleen Brecker

Jennifer L. Estes

STATE OF Pennsylvania
COUNTY OF Chester

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

Witness my/our hand(s) this the 7th day of November, 2019.

Notary Public
My Commission Expires: 12/31/2022
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Jennifer C. Dobbins, Notary Public
Chester County
My commission expires December 31, 2022
Commission number 1344334
Member, Pennsylvania Association of Notaries

STATE OF New York
COUNTY OF NY

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

Witness my/our hand(s) this the 12th day of March 2020 ~~2019~~.

Notary Public
My Commission Expires: May 21, 2023
(SEAL)

DAVID LEVER
Notary Public, State of New York
No. 01LE6166345
Qualified in New York County
Commission Expires May 21, 2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

