QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 509424 DEEDQC
11/05/2020 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201105-0129994

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEXANDER FYFFE BRANDAU, IV AND ELIZABETH BRANDAU	NEW OWNER	**083-06-0-184.00**
(NAME) 1109 Tyne Blvd.	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALEXANDER BRANDAU, SUCCESSOR TRUSTEE OF THE GEORGE EDWARD REVOCABLE TRUST DATED APRIL 30, 2015**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **ALEXANDER FYFFE BRANDAU, IV AND ELIZABETH BRANDAU,** HEREINAFTER COLLECTIVELY CALLED THE GRANTEE, THEIR HEIRS SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 130 feet of Lot No. 11 on the plan of Brownsville First Subdivision, of record in Plat Book 21, Page 112, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the easterly side of Gentry Avenue and extends back between parallel lines 130 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Laura Mitchell, Trustee of The George Edward Revocable Trust Dated April 30, 2015, by Warranty Deed from Jacqueline C. Claywell, unmarried, dated April 30, 2015, recorded May 7, 2015, in Instrument No. 20150507-0041769, in the Register's Office of Davidson County, Tennessee. Laura Mitchell having terminated her positional as Trustee pursuant to Notice of Trustee Resignation of record in Instrument No. 20150508-0042446, said Register's Office.

Also being the same property conveyed to Alexander Fyffe Brandau, IV and Elizabeth Brandau, by Quitclaim Deed from Laura Mitchell, Trustee of the George Edward Revocable Trust dated April 30, 2015, of record as Instrument Number 20201027-0124348, in the Register's Office for Davidson County, Tennessee.

For the purposes of this transaction, Alexander Brandau and Alexander Fyffe Brandau, IV are one and the same person.

unimproved ☐

This is improved ☒ property, known as 216 Gentry Avenue, Nashville, TN 37206

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of October, 2020.

THE GEORGE EDWARD REVOCABLE TRUST DATED APRIL 30, 2015

ALEXANDER BRANDAU, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26 day of October 2020, before me personally appeared Alexander Brandau, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Successor Trustee of the George Edward Revocable Trust, and that she, as Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of October, 2020.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

