Karen Johnson Davidson County
Batch# 519597 DEEDQC
11/20/2020 02:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201120-0136979

Commitment Number: RIN20005142

After Recording, Send To:

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Joel Arthur Brody, 2021 Oak Trail Drive, Nolensville, TN 37135

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
188-10-0A-052-00

[redacted]

QUITCLAIM DEED
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

Joel Arthur Brody, a married man, hereinafter grantor, for $0.00 (Zero dollars and no cents) in consideration paid quitclaim to **Gregory Brody**, an unmarried man, hereinafter grantee, whose tax mailing address is **2021 Oak Trail Drive, Nolensville, TN 37135**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 52, on the plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, Final Plat Subdivision, of record Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Master Deed of record in Instrument No. 20070627-0076581, and Instrument No. 20080515-0049893, said Register's Office. Charter of record in Instrument No. 20070307-0027908, said Registers Office. Easements of record in Book 4588, page 484, Instrument No. 20070123-0009057, Instrument No. 20070703-0079178, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228, and Instrument No. 20070702-0078659, said Register's Office. Inspection and

Maintenance Agreement of record in Instrument No. 20070711-0082648, said Register's Office.

Being the same property as conveyed from Hannah Marcom, an unmarried woman to Gregory Brody, an unmarried man, and Joel Arthur Brody, a married man, as tenants in common with rights of survivorship, dated February 08, 2019 and recorded on February 12, 2019 in Instrument No. 20190212-0013113, Davidson County records.

Tax Parcel # 188-10-0A-052-00
Property Address is: 2021 Oak Trail Drive, Nolensville, TN 37135

Executed by the undersigned on Nov - 10, 2020:

Joel Arthur Brody
Joel Arthur Brody

STATE OF G.A
COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me on ~~J.C. DESAI~~ 10 November, 2020 by **Joel Arthur Brody** personally known to me or having produced GADR 036017166 as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

J. C. D
Notary Public

J C DESAI
NOTARY
My Comm. Expires
August 16, 2021
PUBLIC
COBB COUNTY, GEORGIA

State of Georgia
County of Gwinnett

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of November, 2020.

Affiant

Joel Brady Arthur
Print Name

J C DESAI NOTARY My Comm. Expires August 16, 2021 PUBLIC COBB COUNTY, GEORGIA

(Seal)

Notary Public

My commission expires:

08-16-2021

J. C. Desai
Print Name

CTIC# _____

True Copy Certification

I, Rebecca Horton, do hereby make oath that I am a licensed attorney and/or 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.

Rebecca Horton

Signature

State of RI

County of Kent

Personally appeared before me, Nicholas F. Iarocci, a notary public for this county and state, Rebecca Horton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/26/22

Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022