Karen Johnson Davidson County
Batch# 531846 DEEDQC
12/14/2020 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201214-0146480

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jeffrey Peter Brousal Kelly Jo Garner 1616 Comanche Run Madison, TN 37115	Same	053-14-0-A-007.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Jeffrey R. Brousal, unmarried** by these presents do hereby quitclaim and convey unto **Jeffrey Peter Brousal, unmarried and Kelly Jo Garner, as tenants in common with rights of survivorship,** their heirs, successors, and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, Being Lot No. 7 on the plan of THE WOODS OF NEELY'S BEND, PHASE 1, First Revision, a planned Unit Development, as of record in Plat Book 9700, page 928, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complet and accurate description of said lot.

Bering the same property conveyed to Andrea Brousal and Jeffery Brousal, by deed dated 12/22/99 from Hearthside Homes, LLC, and Indiana Limited Liability Company of recorde in Instrument #199912290308641 and re-recorded in Instrument #200001200006879, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffery R. Brousal, by Quitclaim deed from Andrea Brousal dated June 28, 2005 and recorded on September 7, 2005 of record in Instrument No. 20050907-0107456, Register's Office for Davidson County, Tennessee.

Being also known as 1616 Comanche Run, Madison, TN 37115.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8th day of December 2020.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of December, 2020.

Jeffrey R. Brousal

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and seal this the 8 day of December 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

202012140146480

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022