Karen Johnson Davidson County
Batch# 539805 DEEDQC
12/22/2020 08:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201222-0151675

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: WLTIC – Realty Data Company, 55 South Main Street, Naperville, IL 60540

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Robert Charles Brehm and Ronald Emerson Yearwood, Jr.	**2330 Riverside Dr Nashville, TN 37216**	072 07 0 120.00
2330 Riverside Drive		
Nashville, TN 37216		

QUITCLAIM DEED

15-20-546270
Record First

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ROBERT C. BREHM, also known as ROBERT CHARLES BREHM, an unmarried person, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ROBERT CHARLES BREHM, an unmarried man and RONALD EMERSON YEARWOOD, JR., an unmarried man, hereinafter referred to as "Grantee", whose mailing address is: 2330 Riverside Drive, Nashville, TN 37216, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 and 7 on the Plan of L.A. Warren's Resubdivision of Block "C" of R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots adjoin and front together 145.5 feet on the Westerly side of Riverside Boulevard as measured around a curve, and extends back between lines 178 feet on the North line of Lot No. 6 and 100 feet on the South line of Lot No. 7 to a dead line in the rear on which they measure 103 feet.

Tract II

A tract of land in Nashville, Davidson County, Tennessee, being located in the Southwestern Quadrant of the intersection of Riverside Drive (80' R.O.W.) and Kirkland Avenue (80' R.O.W.) and being more particularly described as follows:

Beginning at an iron pin in the Northwesterly margin of Riverside Drive, said iron pin being Southerly 285.5 feet from the Southern terminus of Kirkland Drive and being the Easterly most common corner of said tract and the Felix Sales, Etux property as evidence in Book 4385, Page 574, Register's Office Davidson County, Tennessee, thence 1) with said Northwesterly margin of Riverside Drive, South 63 degrees 41' 02" North a distance of 91.06 feet to an iron pin, thence 2) Leaving said margin and severing the lands of Patrick S. Long, Etux as evidenced in Book 5545, Page 37, Register's Office Davidson County, Tennessee, North 18 degrees 22' 04" West a distance of 55.80 feet to an iron pin the Southerly line of said Felix Sales Tract, thence 3) With said Southerly line, South 82 degrees 46' East a distance of 100.00 feet to the Point of Beginning, and containing 2,516.17 square feet or 0.058 acres, more or less.

Tax ID No.: 072 07 0 120.00

BEING the same property conveyed to Robert C. Brehm, an unmarried man from Tyler Rossebo, an unmarried man, herein by Warranty Deed recorded on May 16, 2017, as Instrument No. 20170516-0048381, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2330 Riverside Drive, Nashville, TN 37216.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

BEING THE SAME which Robert C. Brehm, unmarried by deed dated August 20, 2020 and recorded November 11, 2020 in the county of Davidson, state of Tennessee in 20170516-0048381 conveyed unto Robert C. Brehm, an unmarried man and Ronald Emerson Yearwood, Jr., an unmarried man.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of August, 2020.

ROBERT C. BREHM, also known as ROBERT CHARLES BREHM

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROBERT C. BREHM, also known as ROBERT CHARLES BREHM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20th day of August, 2020.

Notary Public
My Commission expires: 3/8/22

VICTORIA D. GALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 20 day of August, 2020

Notary Public
My Commission expires: 3/8/22

VICTORIA D. GALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

TRUE COPY CERTIFICATION

I, Christine Joachim, 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 PA
County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499