Karen Johnson Davidson County
Batch# 540014 DEEDQC
12/22/2020 11:00:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201222-0152010

THIS INSTRUMENT PREPARED BY:
Quality Service Trust
P.O. Box 160071
Nashville, TN 37216

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel**
The Brodie Family Trust P.O. Box 160071 Nashville, TN 37216	SAME	052-16-0-056.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of 10 and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Larry E. Brodie** ("Grantor") does hereby quitclaim and convey unto **The Brodie Family Trust, Brandon Adams as Trustee** ("Grantee"), its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Marlin Meadows, Section No. 4 of record in Plat Book 2133, Page (S) 66 and 67, 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 Lot No. 32 fronts 115 feet on the northeasterly side of Berwick Trail and runs back between lines 320.4 on the northwesterly line and 334.9 feet on the southeasterly line to a dead line in the rear on which it measures 69.6 feet.

Being the same property conveyed to A.C. Mckiness and wife Bessie L. Mckiness by Warranty deed from B.W Gregory and wife Vera Gregory of record in Book 3532, page 87, Register's Office for Davidson County, Tennessee, dated December 16, 1954 and recorded on December 16, 1954.

Being the same property conveyed to Doris Marie Bryant and Stanley Eugene Brodie by Quitclaim deed from Bessie L. Mckiness of record in Book 6970, page 726, Register's Office for Davidson County, Tennessee, dated August 08, 1986 and recorded on September 05, 1956.

Being the same property conveyed to Bessie L. Mckiness by Quitclaim deed from Stanley Eugene Brodie of record in Book 8158, page 211, Register's Office for Davidson County, Tennessee, dated June 29, 1990 and recorded on July 23, 1990.

Bessie L. McKiness having died September 23, 2000. Davidson County Docket 01P-341 bequeaths her property to Grandson, Stanley E. Brodie.

Being the same property conveyed to Larry E. Brodie by Quitclaim deed from Stanley E. Brodie of record in Instrument No. 20010920-0102064 Register's Office for Davidson County, Tennessee, dated September 19, 2001 and recorded on September 20, 2001.

Being also known as 1229 Berwick Trail Madison, Tennessee 37115.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of December, 2020

Larry E. Brodie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry E. Brodie** to me known to be the persons described in and who executed the foregoing instrument,and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal this 11th day of December, 2020

NOTARY PUBLIC

My Commission Expires: 03/23/21

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration for this transfer is **$0.00**

AFFIANT

Subscribed and sworn to before me, this 11th day of December, 2020

NOTARY PUBLIC

My Commission Expires: 03/23/21

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY