Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 562849 DEEDQC
01/28/2021 09:24:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210128-0012500

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Brandon G. Broda 516 27th Avenue North, Apt 6 Nashville, TN 37209	New Owner	Map Parcel 092-10-0M-022.00 CO

For and in consideration of love and affection, **Brandon G. Broda, an unmarried man,** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Brandon G. Broda, Robert Broda Jr. and wife, Sherry Broda, with a life estate to Robert Broda, Sr.,** (hereinafter called the GRANTEES,) all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 22, on the plan of AXIS27 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of AXIS27, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190301-0019076, as amended in Instrument No. 20190502-0040851, Instrument No. 20190729-0074468 and Instrument No. 20200706-0072542, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to RSD 27TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from THEAM ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180815-0080935, dated August 10, 2018, by Quitclaim Deed of record as Instrument No. 20180815-0080936, dated August 15, 2018 and by Quitclaim Deed and Instrument of Consolidation of record as Instrument No. 20190301-0019075, dated February 27, 2019, said Register's Office.

Further, being a portion of the same property conveyed to Brandon G. Broda by Warranty Deed from RSD 27th Avenue, LLC, AXIS2 a TN limited liability company, dated January 22, 2021 and recorded on January 29, 2021, in Instrument No. 20210129-0012498, Register's Office for Davidson County, Tennessee.

Being also known as 516 27th Avenue North, #6, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 25th day of January, 2021.

GRANTOR:

Brandon G. Broda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Brandon G. Broda** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2021.

NOTARY PUBLIC

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission Expires:

September 2, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to befcre me, this 25th day of January, 2021

NOTARY PUBLIC

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission Expires:
September, 2, 2024