Karen Johnson Davidson County
Batch# 572374 DEEDQC
02/10/2021 02:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210210-0019312

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Travis Claybrooks** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Gabriella Claybrooks,** (Grantee), a single woman all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 223 on the plan of FINAL PLAT OF PHASE 4,5,6 OF BROOKVIEW SUBDIVISION, as shown by plat of record in Instrument No. 20060303-0025044, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gabriella Claybrooks and Travis Claybrooks, wife and husband, by virtue of that certain Warranty Deed dated December 31, 2015, and being of record at Instrument No. 20160104-0000110, in the amount of $214,900.00 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 3280 Woodpoint Drive, Nashville, TN 37207

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20160104-0000110** in said Register's Office. ****Grantors' intent is to convey any marital rights he may have in said property. ****

IN TESTIMONY WHEREOF I/we have executed this instrument the 4th day of **January, 2021.**

Travis Claybrooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 4th day of **January, 2021**

Beth Heflin
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8th, 2022

BETH HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 4th day of **January, 2021**

Beth Heflin
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8th, 2022

PROPERTY ADDRESS:	**3280 Woodpoint Dr.** **Nashville, TN 37207**
TAX PARCEL NO.:	**059040A19200CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Gabriella Claybrooks** **3280 Woodpoint Drive** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Gabriella Claybrooks** **3280 Woodpoint Dr.** **Nashville, TN 37207**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022