THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 Karen Johnson Davidson County Batch# 632868 **DEEDQC** 05/11/2021 08:46:31 AM 3 pgs Fees: $17.00 Taxes: $0.00 20210511-0062932	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 COREY E. BRADY, AFFIANT Subscribed and sworn to before me, this 6 day of May 2021. NOTARY PUBLIC My Commission Expires: 3/6/24

EMILY KERNUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
COREY E. BRADY and SUSAN K. BRADY, CO-TRUSTEES 122 South 12th Street Nashville, TN 37206	New Owner	Map and Parcel No.: 083-09-0-481.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Corey E. Brady and Susan K. Brady, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Corey E. Brady and Susan K. Brady, Co-Trustees of the Brady Joint Revocable Trust, created January 28, 2021, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 122 South 12th Street, Nashville, TN 37206, and more particularly described as follows:

A tract of Land as shown on Property Map 83-09, Assessor's Office, and lying on South 12th Street in Davidson County, Nashville, Tennessee. Bounded in general by South 12th Street on the East; Gordon Gilbreath and Richard E. McCoy III on the South; a 20' Alley on the West; Timothy E. Tanton on the North. Being Lots 43 and 44 on the Plan of East Edgefield of record in Plat Book 21,

Page 147, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the west margin of South 12th Street (25' from the center) the southeast corner of Lot 45 of the Plan of East Edgefield, located N04°48'34"E 100.00 from an iron pin set at the west margin of South 12th Street and the north margin of Russell Street, thence leaving South 12th Street and with the north line of Lot 45, N85°18'58"W 125.00' to an iron pin set, the southeast corner of Richard E. McCoy III (Ref. Deed Book 9665, page 277, R.O.D.C.); thence continuing with McCoy's north line and Lot 45, N85°18'58"W 45.00' to an iron pin set on the east margin of an alley; thence leaving McCoy and with the east margin of said alley N04°48'34"E 100.00' to an existing iron pin/cap (Insignia "Volunteer"), the southeast corner of Timothy E. Tanton (Ref. Deed Book 11139, page 135, R.O.D.C.) and the southwest corner of Lot 42; thence leaving the alley and with Tanton's south line and Lot 42, S85°18'58"E 170.00' to an existing iron pin on the west margin of South 12th Street.

Thence leaving Tanton and with the west margin of South Street S04°48'34"W 100.00' to the point of beginning, containing .039 acres, more or less, and being the Gordon Gilbreath and Elizabeth Gilbreath property as recorded in Instrument No. 0030923-0140106, Register's Office, according to a survey by Randolph L. Chapdelaine, R.L.S. No. 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated May 6, 2004.

Being the same property conveyed to Corey E. Brady and Susan K. Brady, husband and wife, from Gordon Gilbreath and Elizabeth Gilbreath, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20160609-0058153.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6 day of May 2021.

Corey E. Brady, Grantor

Susan K. Brady, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Corey E. Brady**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of May 2021.

Notary Public

My Commission Expires: 3/6/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Susan K. Brady**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of May 2021.

Notary Public

My Commission Expires: 3/6/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
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