NEW OWNER:

Justin Andrew Braun
2312 Raspberry Lane
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

Map & Parcel 096 16 0A 053.00
Map 108-12-0-B Parcel 233.00 CO

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS
P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 652196 **DEEDQC**
06/08/2021 04:03:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20210608-0077038

FROM INFORMATION
SUPPLIED BY THE PARTIES
NO TITLE OPINION REQUESTED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JUSTIN ANDREW BRAUN, SUCCESSOR TRUSTEE OF THE DEBRA TUGGLE BRAUN LIVING TRUST under agreement dated May 7, 2007, as amended April 26, 2017**, do hereby convey and quitclaim unto **JUSTIN ANDREW BRAUN**, his heirs and assigns, forever, all of my right, title and interest in and to the following tracts or parcels of land, bounded and described as follows, to-wit:

Tract 1
Being Lot No. 37 of the First Revision, Phase One, Section Two, Larchwood Planned Unit development of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Debra Tuggle Braun, Trustee of the Debra Tuggle Brawn Living Trust established May 7, 2007, by warranty deed from Dennis Ray Boyd and wife, Barbara E. Boyd, dated September 9, 2011, of record in Instrument Number **20110914-0071417**, Register's Office for Davidson County, Tennessee. The said Debra Tuggle Braun died on February 25, 2021. Under the terms of said Trust Agreement, Justin Andrew Braun was appointed as Successor Trustee.

This property is known as 117 Lakebrink Drive, Nashville, TN 37214.

Tract 2
Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat, Section Two, Harborview, Final Phase, as shown by the plat of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Debra Tuggle Braun Living Trust by warranty deed from Brandon Marshall, unmarried, dated June 20, 2014, of record in Instrument Number **20140626-0056163**, Register's Office for Davidson County, Tennessee. The said Debra Tuggle Braun died on February 25, 2021. Under the terms of said Trust Agreement, Justin Andrew Braun was appointed as Successor Trustee.

This property is known as 205 Harbor Hill Court, Nashville, TN 37214.

WITNESS MY SIGNATURE this 1st day of June, 2021.

JUSTIN ANDREW BRAUN, SUCCESSOR TRUSTEE OF THE DEBRA TUGGLE BRAUN LIVING TRUST

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, JUSTIN ANDREW BRAUN, SUCCESSOR TRUSTEE OF THE DEBRA TUGGLE BRAUN LIVING TRUST, 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 1st day of June, 2021.

Notary Public

My commission expires: 6-16-2024

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

T.C.A. § 67-4-409(a)(3)(F) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the instrument being used to evidence transfer of title to the property from the trustee of a revocable living trust to the beneficiary.