NEW OWNER:

Braun Family Properties, LLC
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# 652198 **DEEDQC**
06/08/2021 04:05:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210608-0077040

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**, do hereby convey and quitclaim unto **BRAUN FAMILY PROPERTIES, LLC**, its successors 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. Being the same property conveyed to Justin Andrew Braun by quitclaim deed from Justin Andrew Braun, Successor Trustee of the Debra Tuggle Braun Living Trust under agreement dated May 7, 2007, as amended April 26, 2017, dated June 1, 2021, of record in Instrument Number _____, Register's Office of Davidson County, Tennessee.

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. Being the same property conveyed to Justin Andrew Braun by quitclaim deed from Justin Andrew Braun, Successor Trustee of the Debra Tuggle Braun Living Trust under agreement dated May 7, 2007, as amended April 26, 2017, dated June 1, 2021, of record in Instrument Number _____, Register's Office of Davidson County, Tennessee.

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

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

JUSTIN ANDREW BRAUN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, JUSTIN ANDREW BRAUN, 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 12 day of June, 2021.

Notary Public

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 6-16-2021

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me, this the 12 day of June, 2021.

Notary Public

My commission expires: 6-16-2021

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY