Karen Johnson Davidson County
Batch# 719300 DEEDQC
09/17/2021 02:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210917-0125397

Commitment Number: 28098289
Seller's Loan Number: 104126664

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Cumi Brewster and Jack Brewster, as trustees of the Cumi and Jack Brewster Trust, dated November 28, 2016, 619 General George Patton Road, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 09 0F 619.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Cumi Brewster and John W Brewster, as trustees of the Cumi and Jack Brewster Trust, dated November 28, 2016, who acquired title as Cumi and Jack Brewster Trust, whose mailing address is **619 General George Patton Road, Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Cumi Brewster and John W Brewster, as trustees of the Cumi and Jack Brewster Trust, dated November 28, 2016**, hereinafter grantee, whose tax mailing address is **619 General George Patton Road, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 619 General George Patton Road, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20161129-0124905 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142 09 0F 619.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record: All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on March 29, 2021:

Cumi Brewster, as trustee of the Cumi and Jack Brewster Trust, dated November 28, 2016, who acquired title as Cumi and Jack Brewster Trust

John W Brewster, as trustees of the Cumi and Jack Brewster Trust, dated November 28, 2016, who acquired title as Cumi and Jack Brewster Trust

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on March 29, 2021 by **Cumi Brewster, as trustee of the Cumi and Jack Brewster Trust, dated November 28, 2016, who acquired title as Cumi and John W Brewster, as trustees of the Cumi and Jack Brewster Trust, dated November 28, 2016, who acquired title as Cumi and Jack Brewster Trust** who are personally known to me or have produced Driver Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

My Commission Expires:
1, 2, 2021

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TN
County of Wilson

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

Subscribed and sworn to before me

This 29 day of March, 2021.

Affiant

Yahya Mangal
Print Name

(Seal)

Notary Public

My commission expires:

1-2-24

Sean Huddleston
Print Name

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

Unit No. 619, together with the carport designated No. 619-C, in River Plantation, Section VIII, Phase II, a condominium, a horizontal property regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee. As shown on the Plat of River Plantation, Section VIII, Phase II, condominium apartments; Recorded in Book 6900, pages 514-517 and Book 8123 page 690, as amended in Book 6900, page 654, et seq., Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same parcel conveyed to Cumi and Jack Brewster Trust from John W. Brewster and Cumi F. Brewster, by virtue of a deed dated 11/28/2016, recorded 11/29/2016, as instrument no. 20161129-0124905 county of Davidson , state of Tennessee.

Assessor's Parcel No: 142 09 0F 619.00

Tennessee Certification of Electronic Document

I, Brenda Leierzapf, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 29, 2021 (date of document).

Brenda Leierzapf
Affiant Signature

8-11-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries