QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 764967 DEEDQC
12/02/2021 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211202-0159465

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF NOVEMBER, 2021.

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Brandau Family Revocable Trust	NEW OWNER	145-04-0005.00
(NAME) 1109 Tyne Blvd.	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALEXANDER BRANDAU AND ELIZABETH BRANDAU, HUSBAND AND WIFE**, HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY TO **ALEXANDER FYFFE BRANDAU, IV AND ELIZABETH GRIGGS BRANDAU, CO-TRUSTEES OF THE BRANDAU FAMILY REVOCABLE TRUST U/T/A DECEMBER 11, 2019,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 6, Block B, Map of Lealand Manor, as shown on plat of record n Plat Book 974, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alexander Brandau and Elizabeth Brandau, husband and wife, by Warranty Deed from Elizabeth Scott McWilliams, of record as Instrument No. 20140819-0075104, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1109 Tyne Blvd., Nashville, TN 37220

(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 23 day of November, 2021.

ALEXANDER BRANDAU

ELIZABETH BRANDAU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23 day of November, 2021, before me personally appeared Alexander Brandau and wife, Elizabeth Brandau, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of November, 2021.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adam G. LaFevor, 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 November 23, 2021.

Affiant Signature

11/23/2021

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

My Commission Expires: 5/9/23

Notary's Seal

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY