This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 767414 DEEDQC
12/03/2021 12:23:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211203-0160707

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Brandon G. Broda, Robert Broda Sr. Robert Broda Jr., and Sherry Broda 1920 A 14th Ave. N. Nashville, TN 37208	New Owner	081070U00200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Robert A. Broda and Robert A. Broda, Jr. and wife, Sherry Broda,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Robert A. Broda Sr., Robert A. Broda, Jr. and wife, Sherry Broda, and Brandon G. Broda, an unmarried man,** the **Grantees** herein, their successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B on the Plat of 1920 14th Avenue North Townhomes as depicted on Exhibit "C,, of the Declarations of Covenants, Conditions and Restrictions for 1920 14th Avenue North Townhomes of record in Instrument No. 20160809-0082771, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Robert A. Broda, a single person, and Robert A. Broda, Jr. and Sherry Broda, husband and wife, as tenants in common by Warranty Deed from Pichoslap Development Company, LLC, a Tennessee Limited Liability Company, dated June 9, 2017 and recorded on June 13, 2017 in Instrument No. 20170613-0059149, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing address of: 1920 A 14th Ave. N., Nashville, TN 37208.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2 day of November, 2021.

GRANTOR:

Robert A. Broda

STATE OF New York)
COUNTY OF Monroe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert A. Broda**. the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of November 2021.

JULIE ANN LLOYD
Notary Public, State of New York
No. 01LL6334677
Qualified in Monroe County
Commission Expires 12/21/20 23

Notary Public

My Commission Expires: 12-21-23

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 5 day of November, 2021.

GRANTOR:

Robert A. Broda, Jr.

Sherry Broda

STATE OF New York)
COUNTY OF Monroe.)

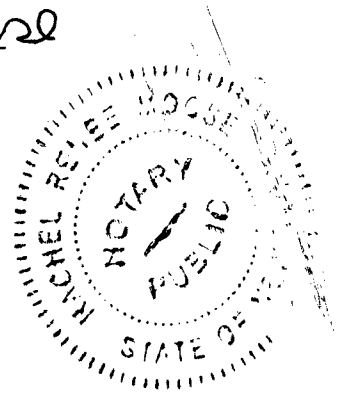
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert A. Broda Jr. and Sherry Broda**. the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of November 2021.

Notary Public

My Commission Expires: 7-5-24

RACHEL RENEE MOOSE
Notary Public, State of New York
No. 01MO6344496
Qualified in Monroe County
Commission Expires July 5th, 20 24



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23 day of NOV, 2021.

Notary Public

My Commission Expires: 2.8.24

