State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

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

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Notary Public
My Commission Expires: 2-8-24

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 B 14th Ave. N. Nashville, TN 37208	New Owner	081070U00100CO

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 (a/k/a Robert A. Broda Jr.),** 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 A 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 and Robert A. Broda (a/k/a Robert A. Broda Jr.) by Warranty Deed from Pichoslap Development Company, LLC, a Tennessee Limited Liability Company, dated July 21, 2017 and recorded on July 25, 2017 in Instrument No. 20170725-00749239, Register's Office for Davidson County, Tennessee.

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

Karen Johnson Davidson County
Batch# 774989 DEEDQC
12/16/2021 12:50:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211216-0166476

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 12/21/2023

Notary Public

My Commission Expires: 12/21/23

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

GRANTOR:

Robert A. Broda (a/k/a Robert A. Broda Jr.)

JULIE ANN LLOYD
Notary Public. State of New York
No. 01LL6334677
Qualified in Monroe County
Commission Expires 12/21/2023

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.** 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.