Karen Johnson Davidson County
Batch# 776552 DEEDQC
12/20/2021 08:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211220-0167563

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2021.

Notary Public

My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert T. Brolund and/or Marcie A. Brolund, Trustees 2010 18th Ave. S. Nashville, TN 37212	SAME	104-12-259.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert T. Brolund and wife, Marcie A. Brolund**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Robert T. Brolund and/or Marcie A. Brolund, Trustees of the Robert & Marcie Brolund Living Trust, established by the Revocable Trust Agreement of Robert T. Brolund and Marcie A. Brolund dated December 14, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 14th day of December, 2021.

Robert T. Brolund

Marcie A. Brolund

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert T. Brolund and Marcie A. Brolund, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 2021.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Southern part of Lot No. 26 on the Map of Lenox Place, as recorded in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the Eastern margin of Baxter Avenue (now 18th Avenue South) at its intersection with the Northern margin of Carmack Street and running thence along the Eastern margin of Baxter Avenue 40 feet to a point; thence, at right angles Eastwardly and parallel with the said Carmack Street 140 feet to an alley; thence, at right angles Southwardly and along the Western margin of said alley 40 feet to the Northern margin of Carmack Street; thence, at right angles Westwardly along the Northern margin of Carmack Street 140 feet to an alley.

Being the same property conveyed to Robert T. Brolund and wife, Marcie Brolund by deed from BBW Properties, LLC, of record as Instrument No. 20141217-0115466, Register's Office for Davidson County, Tennessee.

Marcie A. Brolund and Marcie Brolund are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements; utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 171.

This is improved property known as 2010 18th Ave. S., Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, 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 December 14, 2021.

12-15-2021
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of December, 2021.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

