QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

****This instrument has been prepared by information provided by the parties****

****No title search was conducted and no representations regarding title have been made by the Drafter****

Karen Johnson Davidson County
Batch# 783239 DEEDQC
01/03/2022 12:46:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220103-0000521

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Address of New Owner: (NAME)	SEND TAX BILLS TO: (NAME)	MAP / PARCEL NUMBER (S)
JaSaundra Brooks, Tequila Brooks, James Brooks, and Mario Brooks	1309 Barnbrook Cove	**0059160079.00;059160128.00; 059160076.00; 059160080.00; 059160081.00; 059160082.00; 059160083.00; 059160084.00; 059160127.00**
1309 Barnbrook Cove (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **Peggy D. Mathes, Administrator of the Estate of Jenice Carmeka Brooks as to a ½ interest of the Estate of Helen Brooks and James Brooks, as a 1/4 interest of the Estate of Helen Brooks and Mario Brooks, as to a 1/4 interest of the Estate of Helen Brooks**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JaSaundra Brooks and Tequila Brooks and James Brooks and Mario Brooks**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Lot 90, 2516 Adlai St, Nashville, TN 37207 – 0059160079.00

Land in Davidson County, Tennessee, being lot No. 90 on the plan of J.B. Haynie's Cleveland Plan, as of record in Book 161, Page 35, Register's Office for said County. For a more complete description of said lot, reference is hereby made to said plan.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by tax sale from Raymond L. Barrett, Clerk and Master, in Book 5524, Page 88, Register's Office for Davidson County, Tennessee.

Also being part of the same property included by reference in affidavit of heirship, of record in instrument #20210319-0036722 Register's Office for Davidson County, Tennessee, providing for Helen Brooks having died intestate on May 17, 2010 leaving as her heirs at law, at the following ratios, Jenice Carmeka Brooks (50%), James Brooks (25%), and Mario Brooks (25%).

Lot 153, 0 Ruth St, Nashville, TN 37207-059160128.00 (unimproved)
Land in Davidson County, Tennessee, described as follows:

Lot No. 153 in J.B. Haynie's Cleveland Plan, as of record in Book No. 161, Page 35, Register's Office for Davidson County, Tennessee. Said Lot No. 153 fronts 49 feet on the easterly side of Ruth Street and runs back to a point on a deadline.

Being the same property conveyed to Mrs. Helen Brooks from the Metropolitan Government of Nashville and Davidson County, Tennessee on February 22, 2000, and recorded on March 1, 2000, Instrument No. 20000301002043, Register's Office for Davidson County, Tennessee.

Lot 64, 2517 Grover St, Nashville, TN 37207 - 059160076.00
Lot 91, 2514 Adlai St, Nashville, TN 37207; - 059160080.00
Lot 92, 2512 Adlai St, Nashville, TN 37207; - 059160081.00
Lot 93, 2510 Adlai St, Nashville, TN 37207;- 059160082.00
Lot 94, 2508 Adlai St, Nashville, TN 37207; - 059160083.00
Lot 95, 2506 Adlai St, Nashville, TN 37207; - 059160084.00
Lots 154 & 155, 0 Ruth St, Nashville, TN 37207 - 059160127.00

Land in Davidson County, Tennessee, being Lots No. 64, 91, 92, 93, 94, 95, 154 and 155 on the plan of J.B. Haynie's Cleveland Plan, as of record in Book 161, Page 35, Register's Office for said County. For a more complete description of said lots, reference is hereby made to said plan.

Being the same property conveyed to Helen Brooks and husband, James E. Brooks from Willie Ann Lytton and husband, Aaron Q. Lytton, by Deed on August 15, 1962 and recorded on August 17, 1962 in Book 3429, Page 432, Davidson County Register of Deeds.

This is
( ) unimproved
(X) improved
property known as: **2516 Adlai St, Nashville, TN 37207; 0 Ruth St (lot 153), Nashville, TN 37207; 2517 Grover St, Nashville, TN 37207; 2514 Adlai St, Nashville, TN 37207; 2512 Adlai St, Nashville, TN 37207; 2510 Adlai St, Nashville, TN 37207; 2508 Adlai St, Nashville, TN 37207; 2506 Adlai St, Nashville, TN 37207 ; and 0 Ruth St (lots 154 & 155), Nashville, TN 37207**

James Brooks by Tequila Brooks Attorney in Fact
James Brooks by Tequila Brooks
Attorney in Fact

Mario Brooks by Tequila Brooks Attorney in Fact
Mario Brooks by Tequila Brooks
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TEQUILA BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES BROOKS, AND MARIO BROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES BROOKS, AND MARIO BROOKS. Witness my hand and official seal, this the 15th of November, 2021.

Notary Public
My Commission Expires: 5/2/22
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ANNE TERRELL NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-0

Witness my hand this the 15th day of November, 2021.

Estate of Jenice Carmeka Brooks

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2021, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Jenice Carmeka Brooks** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Jenice Carmeka Brooks,** and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 15th day of November, 2021.

My commission expires:

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212