Prepared By:
Brian Brooks
657 Hidden Hill Drive,
Hermitage, Tennessee, 37076

After Recording Return To:

Brian Brooks
657 Hidden Hill Drive,
Hermitage, Tennessee, 37076

Karen Johnson Davidson County
Batch# 796670 DEEDQC
01/28/2022 11:19:20 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220128-0010453

TAX PARCEL ID #:
076 05 0 119.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that **Douglas Lee Brooks** *("Grantor")*, a single male **whose address is 160? Debow Street, Old Hickory, Tennessee, 37138** *TO* **Brian Richard Brooks** *("Grantee")*, **whose address is 657 Hidden Hill Drive, Hermitage, Tennessee, 37076**, all right, title, interest and claim to the following real estate property located at **657 Hidden Hill Drive** in the City/Township of **Hermitage**, located in the County of **Davidson** and State of **Tennessee** and ZIP code of **37076**, to-wit:

Property having Lot No. 125 on the plan of Hidden Hill or record in Book 4860, page 43, Register's office for said county. Map – **4D 68192** Section No. **076 05 0 119.00**, for property beginning at 75.4? feet on the westerly margin of Hidden Hill Drive and extends back 156.16 feet on the northerly line and 179.10 feet on the broken southerly line to deaf line in the rear, measuring 80.0 feet thereon.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above-described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of

1-20-22 that Douglas Brooks, has bargained and sold, and does hereby convey, remise, release and forever quitclaim his one third(l/3) interest to Brian Brooks their heirs and/or assigns, his entire right, tide and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. on the plan of Hidden Hill or record in Book 4860, page 43, Register's Office for said County

SAID Lot No. 125 fronts 75.46 feet on the westerly margin of Hidden Hill Drive and extends back 156.16 feet on the northerly line and 179.10 feet on the broken southerly line to deaf line in the rear, measuring 80.0 feet thereon.

BEING the same property conveyed to Richard L. Brooks and wife, Stephanie A. Brooks by Warranty Deed from Betty Butner Millraney, Unmarried of record in Deed Book 5854, page 547, Register Office för Davidson County, Tennessee. Richard L. Brooks having conveyed his interest to Stephanie A. Brooks by deed of record in Book 11669, Page 973, Register's Office for Davidson County, Tennessee. Stephanie A. Brooks having died intestate leaving her husband Roger Kirmse and two sons Brian Brooks and Douglas Brooks. Estate having been administered in Davidson County Probate Court File No 08Pl664.

This is improved property located and known as 657 Hidden Hills Drive, Hermitage, Davidson County, Tennessee 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

(Grantor's Signature)

Douglas Brooks
(Grantor's Printed Name)

(Grantee's Signature)

Brian Brooks
(Grantee's Printed Name)

Grantee's Address:

657 Hidden Hill Drive, Hermitage,
Tennessee, 37076

Grantor's Address:

1603 Debow Street,
Old Hickory, Tennessee, 37138

Mail Subsequent Tax Bills To:

657 Hidden Hill Drive, Hermitage,
Tennessee, 37076

STATE OF Tennessee)
) **SS.**
COUNTY OF Davidson)

The foregoing Quit Claim Deed was acknowledged before me on 1-20-22 14th by ~~Jeff - 2022~~ 2022 Douglas Brooks, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Michelle Strohmeier
(Printed Notary Name)

My Commission expires: 11.03.2025

MICHELLE STROHMEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
29 **Day of** Jan, 2022
A. Hayes, **Deputy Register**