Karen Johnson Davidson County
Batch# 796750 DEEDQC
01/28/2022 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220128-0010570

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

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Brandon G. Broda, Robert Broda Jr., Sherry Broda, and Robert Broda Sr. 623 27th Avenue North Nashville, TN 37209	New Owner	092-10-0-F-008.00

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 Sr. and 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:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing Plan of 27N at City Heights Townhomes, a Horizontal Property Regime, of record in Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Robert A. Broda Sr. and Robert A. Broda Jr. by Warranty Deed from John Matthew Corey and Suzanne Corey, as Trustees of the 2018 Corey Family Trust u/a/d April 27, 2018, recorded on November 12, 2019 in Instrument No. 20191112-0116043, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing address of: 623 27th Avenue North, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 07 day of JAN, ~~2021.~~ 2022.

GRANTOR:

Robert A. Broda Sr.

STATE OF North Carolina)
COUNTY OF Iredell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert A. Broda Sr.**. 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 7 day of January, ~~2021.~~ 2022

Notary Public

LEANNA WEDDING NOTARY PUBLIC IREDELL COUNTY, NC My Commission Expires 01-29-2022

My Commission Expires: January 29, 2022

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

GRANTOR:

Robert A. Broda Jr.

STATE OF _____)
COUNTY OF _____)

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of January, 2022.

Robert A. Broda, Jr.

STATE OF New York
COUNTY OF Monroe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. Broda, Jr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8 day of January, 2022.

Judith L Hofer
Notary Public
My Commission expires: October 21, 2023

JUDITH L. HOFER
Notary Public, State of New York
No. 01HO6399472
Qualified in Monroe County
Commission Expires October 21, 2023

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2022.

Notary Public
My Commission Expires: 3/12/2024

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 1/8/21.

Affiant Signature

1/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/18/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON