Karen Johnson Davidson County
Batch# 813845 DEEDQC
03/02/2022 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220302-0023676

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Shaun Brooks and Cassandra R. Brooks 2547 Woodberry Drive Nashville, TN 37214

Order Number: 8747747335-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Cassandra R. Brooks, married to Shaun Brooks,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Shaun Brooks and Cassandra R. Brooks, Husband and Wife,** as joint tenants with right of survivorship, whose address is 2547 Woodberry Drive, Nashville, TN 37214, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 71 on the Plan of Woodberry Park of record in Book 2133, Pages 117, 118 and 119, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 095-12-0 056.00
Street address of property: 2547 Woodberry Drive, Nashville, TN 37214

PCL 8747747335DQTC99010103

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20211123-0155589 in the Register's Office, Davidson County, Tennessee.

Signed this 11 day of January, 2022.

Signature of Grantor(s):

Shaun Brooks

Cassandra R. Brooks

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 11th day of January, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Shaun Brooks and Cassandra R. Brooks, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

PCL 8747747335DQTC99010203

Property Address: 2547 Woodberry Drive, Nashville, TN 37214
Tax Parcel: 095-12-0 056.00

Cassandra K Brooks

Oath of Consideration

I or we, Shaun Brooks, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 11th day of January, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 11th day of Jan, 2022

Notary Public

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

PCL 8747747335DQTC99010303

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee }
County of Davidson } ss.

On this the 11th day of January, 2022, before me,
Day *Month* *Year*

Virgil R. Riley, the undersigned Notary Public,
Name of Notary Public

personally appeared Shaun Brooks and Cassandra R. Brooks,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Signature of Notary Public

10-2-2023

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 1-11-2022 Number of Pages: 3

Signer(s) Other Than Named Above: _____

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Tennessee Certification of Electronic Document

I, Monica L. Schroeder, 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 2-18-2022 (date of document).

M Schroeder
Affiant Signature

2-18-2022
Date

State of FLORIDA

County of SARASOTA

Sworn to and subscribed before me this 18 day of FEBRUARY, 2022

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

MATTHEW CLEARY
Commission # GG 255897
Expires September 19, 2022
Bonded Thru Budget Notary Services