Karen Johnson Davidson County
Batch# 859558 DEEDQC
05/20/2022 10:27:32 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220520-0058716

QUITCLAIM DEED

This Instrument Prepared By:
Jeffrey A. Schoenblum
Vanderbilt University Law School
131 21st Avenue S.
Nashville, TN 37203-1181

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Nicole Brod, trustee Brod Family Trust 560 Harpeth Trace Drive Nashville, TN 37221	Same	129060036000

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 20 day of May, 2022, by and between Nicole Brod, solely in her capacity as successor trustee of the Vickie Brod Inter Vivos Revocable Trust ("Grantor") and Nicole Brod, solely in her capacity as trustee of the Brod Family Trust along with her successors as trustee of the Brod Family Trust ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real estate having an address of 6621 Ellwood Court, Nashville, Tennessee 37205 and as more fully described in Exhibit A attached hereto. The death certificate of Vickie Brod, who on account of her death, has been succeeded by Nicole Brod as trustee, is attached hereto as Exhibit B. A certificate of trust confirming the relevant provisions of the Vickie Brod Inter Vivos Revocable Trust providing that the property described in Exhibit A hereto be held by the Grantee in trust as part of the Brod Family Trust is attached hereto as Exhibit C.

The property described in Exhibit A is improved property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Nicole Brod, successor trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Renee L. Hawkins of the State and County aforesaid, personally appeared Nicole Brod, solely in her capacity as successor trustee of the Vickie Brod Inter Vivos Revocable Trust, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of May, 2022.

RENEE L. HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Renee L. Hawkins
Notary Public

My Commission Expires: 4/2/2025

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.00.

Nicole Brod
Affiant/Grantee

Subscribed and sworn to before me on this 20th day of May, 2022.

RENEE L. HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Renee L. Hawkins
Notary Public

My Commission Expires: 4/2/2025

EXHIBIT A

Land in Davidson County, Tennessee being Lot 133 on the Plan of West Meade Park, Inc.,

Section Four, as of record in Book 3300, Pages 68 and 69, amended in Book 3798, Page 580, Register's Office for Davidson County, Tennessee, in which prior reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Brod, D.D.S., and wife, Vickie Brod, as tenants by the entirety by Warranty Deed from Loretta Hunter, unmarried, recorded on the 22nd day of October, 1987 in Deed Book 7385, Page 99, in the Register's Office of Davidson County, Tennessee.

Robert Brod having died February 1, 2014 in Davidson County, Tennessee. His interest in said property having passed to his wife, Vickie Brod as the surviving tenant by the entirety.

Vickie Brod, by Quitclaim Deed dated March 8, 2017, recorded in the Register's Office as No. 20170322-0027937 on March 22, 2017, having conveyed the same property described in the preceding paragraph of this Exhibit A, to Vickie Brod solely in her capacity as trustee of the Vickie Brod Inter Vivos Revocable Trust, as amended, altered, modified, and restated under an agreement originally dated January 12, 2005.

Exhibit B

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 030378

1. Decedent's Legal Name: VICKIE KUFELD BROD			2. Sex: FEMALE	3. Date of Death: 04/24/2022
4. Time of Death (Approx.): 11:08 AM	5a. Age: 72	6. Date of Birth: 07/13/1949	7. Birthplace: KEY BISCAYNE, FL	
8a. Place of Death: HOSPICE FACILITY				
8b. Facility Name: ALIVE HOSPICE		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: PRACTICE ADMINISTRATOR		11b. Kind of Business/Industry: HEALTHCARE
12. Social Security Number: -7667	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 6621 ELLWOOD COURT		13e. Inside City Limits?: YES	13f. Zip Code: 37205	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: MASTER'S DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE		
18. Father's Name: HAROLD KUFELD		19. Mother's Name Prior to First Marriage: JANET SCHAEN		
20a. Informant's Name: NICOLE BROD	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 560 HARPETH TRACE DRIVE, NASHVILLE, TN 37221		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: WEST END SYNAGOGUE CEMETERY	21c. Location: NASHVILLE, TN		
22a. Signature of Funeral Director: ▶ /e/ HEIDE B CRAWFORD	22b. License Number: 4114	22c. Signature of Embalmer: ▶	22d. License Number	
23a. Name and Address of Funeral Home: CRAWFORD FUNERAL HOME, 2714 GRANDVIEW AVE, NASHVILLE, TN 37211-2225			23b. License Number: 713	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III	25. Date Filed: 05/03/2022			

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ▶ /e/ LAURA THARPE	27b. License Number: 048448	27c. Date Signed: 05/02/2022
27d. Name and Address: LAURA THARPE 1718 PATTERSON STREET, NASHVILLE, TN 37203		

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. METASTATIC OVARIAN CANCER	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: NOT PREGNANT WITHIN PAST YEAR	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?
	34d. Place of Injury	34e. Describe How Injury Occurred	34f. Location of Injury

PH-1659E RDA 10112

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

14264392

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 4 2 6 4 3 9 2

Date Issued: May-04-2022

CERTIFICATION OF VITAL RECORD

EXHIBIT C

STATE OF TENNESSEE)
ss:
COUNTY OF DAVIDSON)

CERTIFICATION OF TRUST

I, Nicole Brod, being first duly sworn, hereby certify the following

1. The Vickie Brod Inter Vivos Revocable Trust ("Revocable Trust") was created on January 12, 2005. It was most recently amended and restated by a Memorandum Amending and Restating the Vickie Brod Inter Vivos Revocable Trust, dated September 12, 2014. It is presently in existence, but is being wound up on account of the death of its Settlor, Vickie Brod. See Exhibit B, Death Certificate.
2. I am the daughter and only child of Vickie Brod. I am also sole successor trustee of the Revocable Trust, having assumed that position, in accordance with Article XI of the trust instrument, upon the death of Vickie Brod, who was both settlor and trustee. Article XI provides in relevant part: "Settlor's daughter, Nicole Brod, shall serve as Successor Trustee of all trusts created by the Trust Agreement..."
3. Upon the death of Vickie Brod, the successor trustee is required to hold the assets of the Revocable Trust in an irrevocable trust to be known as the Brod Family Trust, which is created as a subtrust under the terms of the trust instrument and which comes into existence and is funded with the assets of the Revocable Trust. This is provided in Article V(B) of the Trust Instrument, which states:

   "(B) Upon the death of Settlor, the Successor Trustee shall hold the Trust Fund, consisting of all remaining principal and accumulated income, other than personal and household effects described in Article V, section (A), in an irrevocable trust designated as the Brod Family Trust, and shall serve as Trustee of this Trust, the terms of which shall be as follows: [the text then sets forth the terms of the Brod Family Trust]"

4. As Successor Trustee of the Revocable Trust, I have full signatory authority to execute the Quitclaim Deed to which this Exhibit C is attached, as specified in Article VI(Y) of the trust instrument.
5. A separate tax i.d. number has been obtained for the Brod Family Trust. With respect to the Revocable Trust, its tax i.d. number was Vickie Brod's social security number.
6. To the best of my knowledge, the trust has not been revoked, modified or amended in any manner which would cause the representations in this certification of trust to be incorrect.

Nicole E. Brod

Nicole Brod, Successor Trustee

Sworn to before me, this 20 day of May, 2021.

Renee L. Hawkins

My Commission expires: 1/6/2025

RENEE L. HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY