Karen Johnson Davidson County
Batch# 874864 DEEDQC
06/21/2022 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220621-0070418

After Recording Return to:

UNISOURCE
2600 Michelson Drive
Suite 200,Irvine,CA 92612

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
058-12-0-008.00

consideration:$10.00

QUITCLAIM DEED

New Owner/ Property Being Conveyed
George T. Brooks, Sr.
George T. Brooks, Jr.
Gina R. Brooks
3618 Fairmeade Drive,
Nashville, TN 37218

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 9 day of March, 2022, between GEORGE T. BROOKS, JR., a now married man, joined by his spouse, GINA R. BROOKS, residing at 3618 Fairmeade Drive, Nashville, TN 37218, collectively hereinafter referred to as "**Party of the First Part**" and GEORGE T. BROOKS, SR., a married man, GEORGE T. BROOKS, JR. and GINA R. BROOKS, husband and wife as tenants by the entireties, all as joint tenants with right of survivorship, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF FAIRMEADE ACRES OF RECORD IN PLAT BOOK 3700, PAGE 52, AS AMENDED IN BOOK 8871, PAGE 375, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 7 FRONTS 193.7 FEET ON THE NORTHERLY SIDE OF FAIRMEADE DRIVE AND EXTENDS BACK 301 FEET ON THE EASTERLY LINE AND 338 FEET ON THE WESTERLY LINE TO A DEAD LINE WHICH IS A BROKEN LINE ON WHICH IT MEASURES 81.6 FEET THEREON.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO GEORGE T. BROOKS, JR., AN UNMARRIED PERSON BY DEED FROM ESTATE OF JOYCE ANN FOLEY, RECORDED 10/02/2015 AS DOCUMENT NO. 20141002-0090972, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 3618 Fairmeade Drive, Nashville, TN 37218
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

George T. Brooks Jr.
GEORGE T. BROOKS, JR.

Gina R. Brooks
GINA R. BROOKS

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 9 day of March, 2022, before me personally appeared GEORGE T. BROOKS, JR. and GINA R. BROOKS to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ella K. Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

George T. Brooks Jr.
GEORGE T. BROOKS, JR.

Gina R. Brooks
GINA R. BROOKS

Subscribed and sworn to before me this 9 day of March, 2022.

Ella K Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

03/09/2022

I, LEA MILLER, 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 03/09/2022 (date of document).

Affiant Signature

03/09/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 09 day of 03, 2022.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL