Karen Johnson Davidson County
Batch# 877680 DEEDQC
06/24/2022 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220624-0072543

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Colette Broadrick Affiant Subscribed and sworn to before me, this 21st day of June, 2022. Alice M. Boh Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Colette Klosowski Broadrick, Trustee 2808 Harriette Ct. Nashville, TN 37206	SAME	88-3-160

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Colette Klosowski Broadrick**, hereinafter called

the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Colette Klosowski Broadrick, Trustee of the Colette Klosowski Broadrick Living Trust, established by the Revocable Trust Agreement of Colette Klosowski Broadrick dated June 21, 2022**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21st day of June, 2022.

Colette Broadrick

Colette Klosowski Broadrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colette Klosowski Broadrick, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of June, 2022.

My Commission Expires: ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Alice M Bohannon

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Whitman Meadow, as of record in Book 2854, Page 55, Register's Office of Davidson County, Tennessee.
Said Lot No. 2 fronts 106.96 feet on the East side of Harriette Court, and extends back 143.97 feet on the Northerly line and 139.37 feet on the Southerly line to a dead line on the rear, on which it measures 87 feet.

Being the same property conveyed to James Carson Broadrick, Jr. and Wife, Collette Broadrick, as tenants by the entirety, by deed from James Carson Broadrick, Jr. of record in Book 10427, Page 611 in the Register's office of Davidson County, Tennessee.

Colette Klosowski Broadrick and Collette Broadrick are one and the same person.

James Carson Broadrick, Jr. died on August 12, 2021.

This is improved property known as 2808 Harriette Court, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 June 21, 2022.

06-21-2022
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of June, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

