THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 28th day of June, 2022.

Notary Public **Affiant**

My Commission Expires: 3/23/2022

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

Karen Johnson Davidson County
Batch# 887384 DEEDQC
07/12/2022 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220712-0079828

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Rebecca Sue Brady and Richard Clayton Brady 509 Colony Trace Court Madison, TN 37115	**Same**	Map 42-11B Parcel 94

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Rebecca S. Brady,** by these presents does hereby quitclaim and convey unto **Rebecca S. Brady, unmarried**, and **Richard Clayton Brady**, married, and their successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Apartment Unit No. 509 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the Plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for more complete identification and description of such unit.

Being the same property conveyed to Darryl R. Brady and wife, Rebecca S. Brady by Warranty Deed on February 06, 1995, of record in Book 9592, Page 398, Register's Office for Davidson County, Tennessee.

The said Darryl R. Brady, having since died on October 28, 2021 and by his Last Will and Testament devised to his wife, Rebecca S. Brady, all right and title.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 509 Colony Trace Court, Madison, Tennessee 37115.

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Rebecca S. Brady — 6/28/22 Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Rebecca S. Brady**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 28th day of June, 2022.

Notary Public

My Commission Expires: 3/3/2022

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, **William D. Duke**, 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 6/28/22 [DATE].

AFFIANT SIGNATURE

7/12/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 12 day of July, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025