Karen Johnson Davidson County
Batch# 896990 DEEDQC
08/01/2022 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220801-0087315

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE GRANTORS WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

KENYON J. SALES NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Jameka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF JULY, 2022.

Kenyon J. Sales
Notary Public

COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Tiffany Tumlin, Joseph Broucek, and Robert Murden	Tiffany Tumlin, Joseph Broucek, and Robert Murden	092-09-3E-008.00-000
(Name) 398 36th Avenue North Nashville, TN 37209	398 36th Avenue North Nashville, TN 37209	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Tiffany Tumlin, an unmarried woman and Joseph Broucek, an unmarried man, as joint tenants with right of survivorship**, hereinafter referred to as Grantor(s), hereby quitclaim to **Tiffany Tumlin, an unmarried woman and Joseph Broucek, an unmarried man and Robert Murden, an unmarried man, as joint tenants with right of survivorship** his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 8 on the Plan of 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, created under title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041368, and amended in Instrument No. 20190207-0011617, and in Instrument No. 20190521-0047858, and Attorney's Certificate of record in Instrument No. 20190610-0055489, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 36th Avenue North Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20170427-0041368, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Brian David Rutledge, an unmarried man, By Warranty Deed from Carbine & Associates, LLC, a Tennessee limited liability company dated October 10, 2019 recorded October 11, 2019, of record as Instrument No. 20191011-0104448 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nicholas Campbell and Sarah Campbell, husband and wife, By Warranty Deed from Brian David Rutledge, an unmarried man dated June 30, 2021 recorded July 02, 2021, of record as Instrument No. 20210702-0090316 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Tiffany Tumlin, an unmarried woman and Joseph Broucek, an unmarried man, as joint tenants with right of survivorship, By Warranty Deed from Nicholas Campbell and Sarah Campbell, husband and wife, dated June 29, 2022 and recorded July 15, 2022, of record as Instrument No. 20220705-0077360, Register's Office for Davidson County, Tennessee.

***This is improved Property known as 398 36th Avenue North, Nashville, TN 37209.

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

IN WITNESS WHEREOF, the said Tiffany Tumlin and Joseph Broucek, have hereunto set his/her/their signature, on this, the 25 day of July, 2022.

Tiffany Tumlin

Joseph Broucek

STATE OF TN

COUNTY OF SUMNER

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

Witness my hand and official seal, this the 25 day of July, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Jameika Jones, 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 July 25, 2022.

Date

Jameika Jones

Affiant Signature

8/01/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)