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Karen Johnson Davidson County
Batch# 899883 DEEDQC
08/08/2022 08:37:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220808-0089610

THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0

AFFIANT: James H. Brooks Jr

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2022.

NOTARY PUBLIC: Theresa L. Smith

MY COMMISSION EXPIRES: 9-6-2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To::	Map-Parcel Numbers:
Tracy Stephens and Julie Stephens	**SAME**	See attached Map/Parcels See Exhibit "A" attached for Map/ Parcels/Lots
7101 Hardwood Lane		
College Grove, TN 37046		

FOR AND CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **James H. Brooks, Jr,** by these presents does hereby transfer and quitclaim and convey unto **Tracy Stephens and Julie Stephens, husband and wife,** their successors and assigns, all of his rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 728 Due West, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record as Instrument No. 20200910-0103446, being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James H. Brooks Jr., Tracy Stephens, and Julie Stephens, husband and wife by deed from Jeffery Bullock, single and Richard Ribeiro, married of record in Instrument No. 20220504-0051740, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 728B Due W Avenue North, Madison, TN 37115

Witness my hand this 5th day of August, 2022

James H. Brooks Jr

James H. Brooks, Jr.

State of Tennessee
County of Davidson

On this 5th day of August, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James H. Brooks, Jr., the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 5th day of August, 2022.

Theresa L. Smith

Notary Public Theresa L. Smith

My Commission Expires: 9/6/2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"

728 DUE WEST AVE N 3 051010A00100CO

728 DUE WEST AVE N 2 051010A00200CO

728 DUE WEST AVE N 1 051010A00300CO

728 DUE WEST AVE N 4 OS1010A00400CO

728 DUE WEST AVE N S 051010A00500CO

728 DUE WEST AVE N 6 051010A00600CO

728 DUE WEST AVE N 7 051010A00700CO

728 DUE WEST AVE N 8 051010A00800CO

728 DUE WEST AVE N 9 051010A00900CO

728 DUE WEST AVE N 10 051010A01000CO

728 DUE WEST AVE N 11 051010A01100CO

728 DUE WEST AVE N 12 051010A01200CO

728 DUE WEST AVE N 13 051010A01300CO

728 DUE WEST AVE N 14 051010A01400CO

728 DUE WEST AVE N 15 051010A01500CO

728 DUE WEST AVE N 16 051010A01600CO