Karen Johnson Davidson County
Batch# 974913 DEEDQC
02/28/2023 10:46:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014014

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills, Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21st day of Feb., 2023. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

QUITCLAIM DEED

Address New Owner: Elliot R. Kyle and Neill A. Broderick 110 Bellevue Drive S Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 116 14 0 016.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Elliot Kyle, an unmarried man**(hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Elliot R. Kyle and Neill A. Broderick, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Being the Easterly one-half of Lot 7 on the Map of Bransford Realty Co's and Johnson Bransford's Subdivision of part of a 40 Acre Tract and all of Lot 27 and part of 28 in Deer Park Subd, Belle Meade of record in Plat Book 421, Page 67, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 75 feet on the Northerly side of Bellevue Drive South and runs back 248 feet, more or less, on the Westerly line and 250 feet on the Easterly line, to a dead line measuring 65 feet thereon.

Being the same property conveyed to Elliot Kyle, an unmarried man, by Warranty Deed from Samuel P. Savage and Marion B. Savage, husband and wife, of record in Instrument No. 20181214-0121728, in the Register's Office of Davidson County, Tennessee, dated December 10, 2018 and recorded on December 14, 2018. Also see Scrivener's Affidavit of record in Instrument No. 20181220-0123914, Register's Office of Davidson County, Tennessee, dated December 11, 2020 and recorded on January 05, 2021 and Corrected in Instrument No. 20210308-0030151, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2023 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2023.,

Elliot Kyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Elliot Kyle, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of February, 2023.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public
My Commission Expires: _____