Karen Johnson Davidson County
Batch# 985457 DEEDQC
03/28/2023 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230328-0022276

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): Toni Brothers and Scott Brothers, wife and husband

TO.....QUITCLAIM DEED

GRANTEE(S): Toni R. Brothers and Scott Brothers, Trustees, or their successors in interest, of The Brothers Family Revocable Living Trust Dated May 21, 2012, and any amendments thereto.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Toni Brothers and Scott Brothers, wife and husband, hereinafter referred to as "Grantors", have this day by these presents do hereby transfer and convey unto Toni R. Brothers and Scott Brothers, Trustees, or their successors in interest, of The Brothers Family Revocable Living Trust Dated May 21, 2012, and any amendments thereto, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

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

Land situated in Davidson County, Tennessee being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

This being the same property acquired by Toni Brothers and Scott Brothers, wife and husband by deed of record in Instrument No. 20220502-0050595, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Map-Parcel Numbers: 096-07-0B-000.300-CO

Property Address: 300 Stewarts Ferry Pike #3, Nashville, TN 37214

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2023 will be paid by and thereafter assumed by the Grantees.

Executed at New Braunfels, Texas, this day, March 22, 2023.

Toni Brothers

Scott Brothers

STATE OF TEXAS

COUNTY OF COMAL

PERSONALLY APPEARED BEFORE ME, a Notary Public in and for the said State and County, Toni Brothers and Scott Brothers, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, March 22, 2023.

BEVERLY R. DAVIDEK
Notary Public, State of Texas
Comm. Expires 10-07-2025
Notary ID 133379119

Notary Public

STATE OF TEXAS

COUNTY OF COMAL

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is the amount which property transferred would command at a fair and voluntary sale. This transaction is exempt from the transfer tax pursuant to T.C.A. § 67-4-409.

Toni R. Brothers, co-Trustee of the Brothers
Family Revocable Living Trust Dated May 21, 2012

Scott A. Brothers, co-Trustee of the Brothers
Family Revocable Living Trust Dated May 21, 2012

Sworn to and subscribed before me on this day, March 22, 2023.

BEVERLY R. DAVIDEK
Notary Public, State of Texas
Comm. Expires 10-07-2025
Notary ID 133379119

Notary Public

The Owner and person responsible for payment of real property taxes is:
Toni and Scott Brothers
951 Wilderness Oaks
New Braunfels, TX 78132

Certificate of Authenticity

I, Beverly R. Davidek, 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 March 22, 2023.

Date

Beverly R. Davidek

Affiant Signature

March 28, 2023

Date

State of Texas

County of Comal

Sworn to and subscribed before me this 28th day of March, 2023.

Holly Jamjoo

Notary's Signature

My Commission Expires: 1/9/2027

Date

Notary's Seal (if on paper)

HOLLY JAMJOO
Notary Public, State of Texas
Comm. Expires 01-09-2027
Notary ID 134133436