Name and Address of New Owner:
Bobbye Clark
313 Shute Ln
Old Hickory, TN 37138
Send Tax Bills To:
Bobbye Clark
Same

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 064-02-0-089

Karen Johnson Davidson County
Batch# 991837 DEEDQC
04/13/2023 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230413-0027260

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **BRC Enterprises, LLC, a Limited Liability Company,** "the Grantor," convey and quitclaim unto **Bobbye Clark, unmarried woman,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 264, on the plan of Brandywine Farms, Section 16, of record in Book 4860, Page 36, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to BRC Enterprises, LLC a Limited Liability Company from Mary Betty Uhles from Warranty Deed dated 05/28/2021 and recorded on 05/08/2021 in Instrument number 20210608-0076760 for Register's Office in Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28th day of February, 2023.

BRC Enterprises, LLC (SEAL) by Bobbye Clark
BRC Enterprises, LLC, a Limited Liability Company by: Bobbye Clark

STATE OF TENNESSEE
COUNTY OF Davidson.

Before me, Elaine McGinnis of the state and county mentioned, personally appeared BRC Enterprises, LLC a Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of BRC Enterprises, LLC a Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such BRC Enterprises, LLC as such Bobbye Clark, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Bobbye Clark.

Witness my hand and seal, at office in Hermitage this 24th day of March, 2023.

Elaine McGinnis
Notary Signature

Printed Name: Elaine McGinnis

My commission expires: 5-7-24

ELAINE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC NOTARY AT LARGE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRC Enterprises, LLC by Bobbye Clark
BRC Enterprises, LLC, a Limited Liability Company by: Bobbye Clark

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 24th day of March, 2023.

Elaine McGinnis
Notary Signature
My commission expires: 5-7-24

ELAINE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC NOTARY AT LARGE DAVIDSON COUNTY

202304130027260

Tennessee Certification of Electronic Document

I, DeSiree Scibona, 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 03/27/23 (date of document).

Affiant Signature

04/13/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

