Karen Johnson Davidson County
Batch# 992768 DEEDQC
04/17/2023 11:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230417-0027892

This Instrument Prepared By
and after recording return to:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Steven K. Wood, Attorney
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Charles D. Brooks, Trustee Elizabeth K. Brooks Trustee 314 Greenway Ave Nashville, TN 37205	Same
Tax Map Parcel No.: 104 05 0 345.00	

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, we, **CHARLES D. BROOKS AND ELIZABETH K. BROOKS, HUSBAND AND WIFE** (collectively the "Grantor"), hereby quitclaim and convey unto, **CHARLES D. BROOKS AND ELIZABETH K. BROOKS, TRUSTEES OF THE DAVE AND BETH BROOKS COMMUNITY PROPERTY TRUST DTD. APRIL 13, 2023,** their successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (collectively the "Grantee"), all of our right, title and interest in and to a certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

This is improved property located on 314 Greenway Avenue, Nashville, TN 37205.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Steven K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steven K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of April, 2023.

CHARLES D. BROOKS

ELIZABETH K. BROOKS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **CHARLES D. BROOKS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of April, 2023.

AKIKO BRUBAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **ELIZABETH K. BROOKS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of April, 2023.

AKIKO BRUBAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE)
COUNTY OF_DAVIDSON__)

The actual consideration for this transfer is $ - 0 -

AFFIANT

Subscribed and sworn to before me this 13 day of April, 2023.

NOTARY PUBLIC

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

My Commission Expires:

3/9/27

4862-3979-4524

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Plat Book 332, Page 174, said Register's Office.

Said Lot No. 281 fronts 50 feet on the easterly margin of Greenway Avenue and extends back between parallel lines 193.0 feet to an alley.

Being the same property conveyed to **CHARLES D. BROOKS AND ELIZABETH K. BROOKS**, husband and wife, by deed from Adam S. Pitts, an unmarried man, and Ashley B. Pitts n/k/a Ashley Baggett, an unmarried woman, recorded as Instrument No. 20130617-0061306, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 April 13, 2023 (date of document).

Affiant Signature

April 17, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

