QUITCLAIM DEED

File #23-PA-1706-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1706, LLC	**Same as New Owner**	
(NAME)	(NAME)	
1507b Shelby Avenue		**081 15 0 329.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUBREY BROTHER AND HAYNES BROTHER, A MARRIED COUPLE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **1706, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 28 in the Bransford Realty Co's Resubdivision of part of Manlove's Addition, a plan of which is of record in Book 421, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 40 feet on the North side of Thompson Street and extends back Northerly between parallel lines 142 feet, more or less to an alley.

Being the same property conveyed to Aubrey Brother and Haynes Brother, a married couple, by Warranty Deed from Trevor L Burbank, unmarried, of record in Instrument No. 202304270031198 in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X__ **improved** property known as: 1706 Knowles Street, Nashville, TN 37208.

Karen Johnson Davidson County
Batch# 997233 DEEDQC
04/27/2023 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230427-0031200

Witness my/our hand(s) this the 25 day of April, 2023.

Aubrey Brother

Haynes Brother

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of April, 2023, before me personally appeared Aubrey Brother, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of April, 2023, before me personally appeared Haynes Brother, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
1706, LLC
1507b Shelby Avenue
Nashville, TN 37206

True Copy Certification

I, **Pam Autry,** 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 this the ~~27th~~ 25 day of April, 2023.

Affiant Signature
Date 04/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON