Karen Johnson Davidson County
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Fees: $17 00 Taxes $0 00
20230517-0036798

This Instrument Prepared by Waters Law, PLLC
Ashley Waters, Attorney at Law
116 Locust Avenue, Suite A, Cookeville, Tennessee 3

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Brenda Kay Brooks, Trustee of The Brenda Kay Brooks 2023 Revocable Trust dated May 9, 2023 1621 Country Club Place Cookeville, TN 38501	*Brenda Brooks 1621 Country Club Place Cookeville, TN 38501*	*108 07 0B 135.00*

This instrument made and entered into on this the 9th day of May, 2023, by and between ***Brenda Kay Brooks***, First Party; and ***Brenda Kay Brooks, Trustee of The Brenda Kay Brooks 2023 Revocable Trust dated May 9, 2023***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all her right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows:

MAP 108-7-B PARCEL 135 CO

BEING Unit No. 135 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a General Warranty Deed from Timber Lake Joint Venture, a Tennessee joint venture, to Daniel N. Brooks and wife, Brenda K. Brooks, of record in Book 7091, Page 830, Register's Office of Davidson County, Tennessee. See also a Quitclaim Deed from Daniel N. Brooks to Brenda Kay Brooks, of record in Instrument No. 20180627-0061695, Register's Office of Davidson County, Tennessee. See also Affidavit of Scrivener's Error of record in Instrument No. 20190220-0015220, Register's Office of Davidson County, Tennessee.

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Brenda Kay Brooks

Brenda Kay Brooks

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Brenda Kay Brooks***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 9th day of May, 2023.



NOTARY PUBLIC
My Commission Expires 01/21/2026

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.