THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215

File No. 230544676

Karen Johnson Davidson County
Batch# 1029644 DEEDQC
07/24/2023 10 06 11 AM 2 pgs
Fees $12 00 Taxes $0 00

20230724-0056714

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 19th day of July, 2023.

Notary Public

My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Fields and Christy Fields 407 W Brookfield Avenue Nashville, TN 37205	New Owner	130 09 0 155 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kate Rosenthal, as Trustee of the 407 W Brookfield Avenue Trust dated November 1, 2022** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **James Fields and Christy Fields, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Consolidation Plat, Part of Lots 2 & 3, Block 3, on the Map of The Highlands of Belle Meade No 1, as of record in Plat Instrument No 20150831-0088362, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Kate Rosenthal, Trustee of the 407 W Brookfield Avenue Trust dated November 1, 2022, by Warranty Deed from CTN Holdco LLC, a Delaware limited liability company, of record in Instrument No 20221102-0118221, in the Register's Office for Davidson County, Tennessee, dated November 1, 2022 and recorded on November 02, 2022

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11TH day of July, 2023

407 W. Brookfield Avenue Trust dated November 1st, 2022

BY: Kate Rosenthal, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for The 407 W Brookfield Avenue Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 11TH day of July 2023.

Notary Public

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____