QUITCLAIM DEED

BS-HRE-23-902

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 10 DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 1-4-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Garrette Family Trust Dated December 16th, 2016	**NEW OWNER**	
(NAME)	(NAME)	**061-07-0-104.00**
902 Broadmoor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **FREDDIE E. GARRETTE AND BETTY JACQUELINE GARRETTE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GARRETTE FAMILY TRUST DATED 16th, 2016** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 11, Block "E" on the Plan of Broadmoor as of record in Plat Book 547, Pages 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description

Said Lot No 11 fronts 50 feet on the Southerly side of Broadmoore Drive, formerly Woodruff Drive, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Freddie Garrette and De-Lois Garrette by Cash Deed for Tennessee from Henry G Cisneros, Secretary of Housing and Urban Development, of Washington, D C of record in Book 10205, page 209, Register's Office for Davidson County, Tennessee, dated September 10, 1996 and recorded on September 27, 1996

The said De-Lois Garrette died intestate January 28, 2014, leaving Freddie E. Garrette as the surviving tenant in common and an heir at law, and Betty Jacqueline Garrette as an heir at law as further evidenced in the Affidavit of Heirship of record in Docket No 14P-1057 in the Probate Court 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 **improved** property known as **902 Broadmoor Drive, Nashville, Tennessee 37216**.

Karen Johnson Davidson County
Batch# 1038138 **DEEDQC**
08/14/2023 02 54 15 PM 2 pgs
Fees $12 00 Taxes $0 00

20230814-0063176

Witness my/our hand(s) this the 10th day of AUGUST, 2023.

Freddie E. Garrette

Betty Jacqueline Garrette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDDIE E. GARRETTE, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of August, 2023.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY JACQUELINE GARRETTE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2023

Notary Public
My Commission Expires. 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212