QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1062956 DEEDQC
10/19/2023 01:15:07 PM 2 pgs
Fees $12 00 Taxes $0 00

20231019-0082087

LR-JH-23-2511-2513

JUAN H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(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)
Josh Hellmer	**New Owner**	
(NAME)	(NAME)	**059 16 0 073.00** **059 16 0 074.00**
6420 Johnson Chapel Rd W.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **LINDA BROOKS**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSH HELLMER, A MARRIED MAN** 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:

Being Lots No. 66 and 67 on the Map of Haynies Cleveland Plan, as of record in Plat Book 161, Page 35, Register's Office for said county.

Said lots adjoin and front together 80 feet on the Easterly side of Grover Streets and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Linda Brooks, by Executor's Deed from Linda Brooks, Executor of the Estate of Willard Brooks, of record in Instrument No. 20220314-0029284 and also recorded in Instrument No. 20220314-0029287, in the Register's Office for Davidson County, Tennessee, dated October 4, 2021 and recorded on March 14, 2022.

Being the same property conveyed to Willard Brooks, unmarried, by Warranty Deed from Mary Hyde, of record in Book 4103, Page 448, in the Register's Office for Davidson County, Tennessee, dated February 15, 1967 and recorded on February 16, 1967.
The said Willard Brooks died on March 27, 2021, testate, devising subject property to Linda Brooks, as Executrix. See Last Will and Testament filed as Docket No. 21P1028 in the Seventh Circuit Court for Davidson County, Tennessee and as recorded in Instrument No. 20220105-0002083, in the Register's Office for 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** property known as: **2511 and 2513 Grover Street, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 13 of October, 2023.

Linda Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13 of October, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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