****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1064562 DEEDQC
10/24/2023 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231024-0083403

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

ADDRESS OF NEW OWNER:
Bennett Braaksma
Lainie Braaksma
2055 Lombardy Avenue
Nashville, TN 37215

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 24th day of October, 2023.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 6-27-26

Map/Parcel:
117-07-0J-021.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Bennett Braaksma, an unmarried man**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Bennett Braaksma, unmarried and Lainie Braaksma, unmarried, as tenants in common with a right of survivorship,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 24th day of October, 2023.

Bennett Braaksma

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Bennett Braaksma, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2023

My commission expires: 6-27-26

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

LAND DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 2055 of the Kingsbridge Condominium, a horizontal property regime as established by the Master Deed for Kingsbridge Condominiums, of record in Book 7105, page 777, amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 7105, page 804 and amended in Book 9539, page 564 and Instrument No. 20051116-0138698, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Kingsbridge Condominiums, as set out on Exhibit "C" to the Master Deed of record in Book 7105, page 777, amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bennett Braaksma, an unmarried man, by deed from Josephine D. Barringer, unmarried, of record in Instrument No. 20230711-0052895, dated July 7, 2023, and recorded July 11, 2023, and corrected in Scriveners Affidavit of record in Instrument No. 20230830-0067941, said Register's Office.

This is improved property also known as 2055 Lombardy Avenue, Nashville, TN 37215.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24th day of October, 2023.

K. Thomas Sidwell
Date: 10/24/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of October 2023.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

