Karen Johnson Davidson County
Batch# 1067608 DEEDQC
11/02/2023 11:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231102-0085825

0 982

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-1347

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, BRIAN BROOKER, convey and quitclaim unto JORDAN BROOKER, his heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Unit No. J-126, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Brian Brooker, a married man, and Jordan Brooker, a married man, as tenants in common with rights of survivorship, by Quitclaim Deed from Brian Brooker, a married man, dated September 2, 2020, of record in Instrument No. 20200908-0102122, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2929 Selena Drive, Unit J-126, Nashville, TN 37211.

WITNESS MY HAND this 25th day of October, 2023.

BRIAN BROOKER

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared BRIAN BROOKER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS MY HAND and official seal at office in said County this 25th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: May 11, 2029

NOTARY PUBLIC SEAL INDIANA

REBEKAH LYNNE BROOKER, Notary Public
Allen County, State of Indiana
Commission Number NP0733637
My Commission Expires May 11, 2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 1.00 .

AFFIANT

Subscribed and sworn before me this 25th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: May 11, 2029

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Map & Parcel: 119-14-0A-126.00-000

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
JORDAN BROOKER
60 Patey Circle
Dickson TN 37055

NOTARY PUBLIC SEAL INDIANA

REBEKAH LYNNE BROOKER, Notary Public
Allen County, State of Indiana
Commission Number NP0733637
My Commission Expires May 11, 2029

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the 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 the 1 day of Nov, 2023

November 1, 2023

Ernest D. Bennett, III, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1 day of Nov, 2023.

Commission Expires:

Notary Public

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 24, 2024

202311020085825