THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

**W. AARON FORTNER, PLLC**
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1083992
12/20/2023 08:43:46 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231220-0097991

**This conveyance is exempt from conveyance tax**
**Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.***

**Preparer's Disclaimer:** This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like.

# QUITCLAIM DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Zachary Brandler, Trustee<br>1608 Cahal Avenue<br>Nashville, TN 37206 | Owner | 118 13 0 003.00 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Zachary P. Brandler**, hereinafter called the Grantor, do hereby Quitclaim unto **Zachary Brandler, Trustee, or his successors in interest, of the Zachary Brandler Living Trust dated December 14, 2023, and any amendments thereto**, hereinafter called the Grantee, his successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lots Nos. 44 and 45 on the Map of Draughon Tract**, as of record in Book 974, Page 39, Register's Office for Davidson County, Tennessee, and the Westerly 60 feet of the Northerly 25 feet of Lot No. 47 on the Map of Section No. 1, of the Oriental Golf Club Subdivision as of record in Book 1424, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

And also [as] shown on a survey by Ronald G. Taylor, Registered Land Surveyor, Tennessee No. 2123, L. I. Smith & Associates, Inc., dated February 8, 2022, attached as Exhibit "A" to that Special Warranty Deed of record at Instrument No. 20220421-0046364, Davidson County Register of Deeds.

Being the same property conveyed to Zachary P. Brandler by Regions Bank, [as] Trustee of The Norman Randolph Parks Revocable Living Trust, dated September 25, 2017, by Special Warranty Deed of record om 04/21/2022, at Instrument No. 20220421-0046364, Davidson County Register of Deeds.

This is property commonly known as 1109 Graybar Lane, Nashville, TN 37204.*
*Note: An address is not a legal description of real property.

**Witness our hands, this** 14 **day of** December, **2023:**

Zachary P. Brandler
**Zachary P. Brandler**

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Zachary P. Brandler**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of December, **2023**:

Notary Public

My Commission Expires: 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY