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

20231220-0097992

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 1608 Cahal Avenue Nashville, TN 37206	Owner	072 14 0 284.00

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:

Land in Davidson County, Tennessee, being **Lot No. 9 on the Plan of Resubdivision of M. T. Stratton's Unregistered Plan of Subdivision of Part of the Cahal Lands** of record in Plat Book 421, Page 50, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southerly side of Cahal Avenue and runs rack between parallel lines 236.5 feet, more or less to an alley.

Together with an easement for a driveway approximately 10 feet wide along the northerly 170 feet, more or less, of the westerly line of Lot No. 10 on the said Map, the said easement haying been created for the perpetual benefit of the present and future owners of said Lot No. 9 by instrument of record in Book 2496, page 65, of Mrs. Ida Grimes, a widow, dated March 10, 1956.

Being the same property conveyed to ZACHARY P. BRANDLER by Warranty Deed from Alice Campbell, single, of record on 02/25/2022, at Instrument No. 20220225-0021826, Davidson County Register of Deeds.

This is property commonly known as 1608 Cahal Avenue, Nashville, TN 37206.*
*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