Karen Johnson Davidson County
Batch# 1086333 DEEDQC
12/28/2023 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231228-0099868

This Instrument Prepared By and Return To:
Stewart Title Company Tennessee Division
13026, Ste 100
Mt Juliet, TN 37122

# QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Jonathan Stuart Flack
Jennifer Flack
707 Nella Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Jonathan Stuart Flack
Jennifer Flack
707 Nella Drive
Goodlettsville, TN 37072

MAP/PARCEL NO:
033 14 0 056.00

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration is $0.00

Subscribed and sworn before me, this 22nd day of December, 2023.

AFFIANT

NOTARY PUBLIC

3-8-25
MY COMMISSION EXPIRES




In consideration of $10.00, and other good and valuable consideration and the receipt thereof which is hereby acknowledged, **Anthony Brewster, Jr. and Victoria Brewster, husband and wife, ("Grantors")** his successors, heirs and assigns, hereby conveys all of their right title and interest to the hereinafter described property to **Jonathon Stuart Flack and Jennifer Flack, husband and wife ("Grantee")**.

Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the plan of Pleasant Hill, as shown on plat of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Beginning at a point in the southwesterly margin of Nella Drive at the corner of Lot Nos. 16 and 17, thence with the line between said lots, southwesterly 340.8 feet to a point; thence southwesterly 165.75 feet to a concrete monument; thence easterly 44.67 feet to a concrete monument in the west margin of a 50-foot unnamed street on said plan; thence with the margin of the same, northeasterly 256.44 feet to the beginning of a curve; thence around said curve northerly 35.75 feet to the margin of Nella Drive; thence with the margin of Nella Drive; thence with the margin of the same northwesterly 70.12 feet to the point of beginning.

Being the same property conveyed to David F. Graves, Jr. and wife, Nadine Hempker Graves by Quitclaim Deed from David F. Graves, Jr., dated 02/05/1993, of record in Book 8860, Page 619, Register's Office for Davidson County, Tennessee.

The said David F. Graves, Jr. died on February 10, 2009, leaving the said Nadine Hempker Graves the sole surviving tenant by the entirety.

Being the same property conveyed to Anthony Brewster, Jr. and Victoria Brewster, husband and wife, and Jonathon Flack and Jennifer Flack, husband and wife by Warranty Deed from Nadine Hempker Graves, an unmarried woman, dated 04/18/2016, of record in Instrument No. 20160421-0038561, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

unimproved ☐

This is improved ☒ 1006 John Wright Road, Mt Juliet, TN 37122

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

**IN WITNESS WHEREOF,** the GRANTOR(S) has hereunder set his hand(s) this 22nd day of December, 2023.

Anthony Brewster, Jr.

Victoria Brewster

**State of TENNESSEE**
**County of WILSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony Brewster, Jr. and Victoria Brewster**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of December, 2023.

Notary Public

My Commission Expires

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

# $2.50 E-RECORDING PAGE FEE

**CERTIFICATE OF AUTHENTICITY**

I, Kim Rogers 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 12-22-23.

Kim Rogers
Affiant
Date: 12-22-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27 day of December, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY