Karen Johnson Davidson County
Batch# 1088780 DEEDQC
01/05/2024 09:59:30 AM 5 pgs
Fees: $28.00 Taxes: $92.50
20240105-0001109

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
CHARLES B. BRUNK 850 WREN ROAD GOODLETTSVILLE, TN 37072	CHARLES B. BRUNK 850 WREN ROAD GOODLETTSVILLE, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROCHELLE MADISON TURNER and CHARLES BENJAMIN BRUNK, wife and husband, who acquired title as single persons (herein, "Grantor"), whose address is 850 Wren Road, Goodlettsville, TN 37072, hereby bargains, sells, remises, releases, quit claims and conveys to CHARLES B. BRUNK, a married man (herein, "Grantee"), whose address is 850 Wren Road, Goodlettsville, TN 37072, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 850 Wren Road, Goodlettsville, TN 37072

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 21 day of Dec., 2023

PIN NO: 034-01-0-052-0

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Rochelle Madison Turner

Rochelle Madison Turner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rochelle Madison Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of December, 2023

[Affix Notary Seal]

Barbara Collins

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/20/2024

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

GRANTOR:

Charles Benjamin Brunk

Charles Benjamin Brunk

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Benjamin Brunk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of Dec, 2023

[Affix Notary Seal]

Barbara Collins

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/20/2026

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $25.000.00.

Grantee:

Grantee signature: Charles B Brunk
Charles B. Brunk

Subscribed and sworn to under oath before me, this 21 day of December 2023 by Charles B. Brunk.

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/20/2026

[Affix Notary Seal]

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

EXHIBIT A

[Legal Description]

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Echo Meadows of record in Plat Book 2331, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 202104230054705 on April 23, 2021.

PIN NO: 034-01-0-052-0

STREET ADDRESS:

850 Wren Road, Goodlettsville, TN 37072

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

23-086732 (SB)

CERTIFICATE OF AUTHENTICITY

I, Peter Rauser 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.

Dated: 10/28/2023

Affiant Signature: _____ Date: 10/28/2023

State of Illinois

County of Cook

Sworn to and subscribed before me this 28 day of Oct. 2023.

_____

Notary's Signature

My Commission Expires: Date: 2/7/24

LOURDES SIMMS
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 7, 2024