Karen Johnson Davidson County
Batch# 1091018 DEEDQC
01/12/2024 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240112-0002739

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Bradley Roberts Greer, Co-Trustee Sharon Pewitt Greer, Co-Trustee Brad and Sharon Greer Trust 6213 Milbrook Road Brentwood, TN 37027	same	160 14 0B 091.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Bradley R. Greer, being one and the same person as Brad Greer, and Sharon P. Greer, husband and wife (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Bradley Roberts Greer and Sharon Pewitt Greer, Co-Trustees, and their successors in trust, of the Brad and Sharon Greer Trust dated January 16, 2024, a Tennessee tenants by the entirety trust under Tennessee Code Annotated §35-15-510 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 5791, and the appurtenant interest in the common elements of Brentwood Trace, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing a horizontal property regime of Brentwood Trace, of record in Book 5524, page 415; as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Revised Brentwood Trace Condominiums, of record in Book 5200, page 261, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brentwood Trace provided in said Master Deed, as amended, together with the By-Laws as recorded and amended, the aforementioned site-plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Brad Greer and Sharon Greer, husband and wife, by Warranty Deed dated April 17, 2023, form Samantha Kay Jones, an unmarried woman, of record at Instrument No. 20240418-0028414, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 5791 Brentwood Trace, Brentwood, Tennessee 37027.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including: 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.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust. Pursuant to Tennessee Code Annotated §35-15-510, all property contributed to the Trust and proceeds from such property shall be deemed to be held as tenants by the entirety.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 11th day of January, 2024

Bradley R. Greer, Grantor

Sharon P. Greer, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Bradley R. Greer, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of January, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Sharon P. Greer, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of January, 2024.

Notary Public

My Commission Expires: March 13, 2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

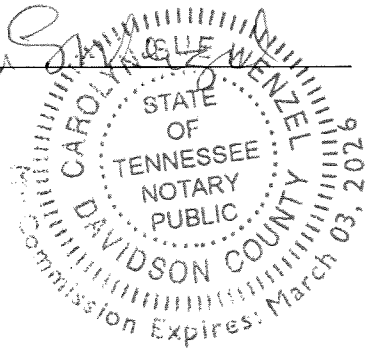
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Bradley R. Greer, Affiant

Subscribed and sworn to before me this 11th day of January, 2024.

Notary Public

My Commission Expires: March 13, 2026



CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 January 11, 2024 (date of document).

Carolyn S. Wenzel

January 11, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of January, 2024.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE