Karen Johnson Davidson County
Batch# 1095809 DEEDQC
01/30/2024 12:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240130-0006501

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Reference Number: 1280605401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Deron Brookshire and Alicia Brookshire	Deron Brookshire and Alicia Brookshire	175 02 0B 074.00
2207 Hard Spun Ct.	2207 Hard Spun Ct.	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DERON BROOKSHIRE, now a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DERON BROOKSHIRE and ALICIA BROOKSHIRE, husband and wife, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2207 Hard Spun Ct., Murfreesboro, TN 37128, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No. 908, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument Number 20081117-0113467, of said Registers Office by Instrument Number 20130322-0028759, and amended in Instrument Number 20130322-0028759, and further amended in Instrument Number 20140207-0011094, in the Resister's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of located and description of said lot.

Tax ID No.: 175 02 0B 074.00

BEING the same property conveyed unto Deron Brookshire, a single person from Ole South Properties, Inc., a Tennessee Corporation, by Deed dated 2/24/2016 and recorded 3/8/2016, as Instrument No.20160308-0022042, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 901 Beavercreek Way, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of Jan, 2024.

Deron Brookshire
DERON BROOKSHIRE

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~Davidson~~ Montgomery

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DERON BROOKSHIRE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 29 day of Jan, 2024.

Tastee F Smith
Notary Public
My Commission expires: 12/21/2026

TASTEE F SMITH
Notary Public, State of Ohio
My Commission Expires
12/21/2026

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

DERON BROOKSHIRE

ALICIA BROOKSHIRE

Subscribed and sworn to before me this 29 day of Jan, 2024

Notary Public
My Commission expires: 12/21/2026

TASTEE F SMITH
Notary Public, State of Ohio
My Commission Expires
12/21/2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Escrow No.:1280605401

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Davidson, State of TN, described as follows:

THAT CERTAIN PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF ANTIOCH, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 908, AS SHOWN ON EXHIBIT B TO THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND MASTER DEED OF OLD HICKORY COMMONS, SECTION TWO AND THREE, FILED FOR RECORD AS INSTRUMENT NUMBER 20081117-0113467, OF SAID REGISTERS OFFICE BY INSTRUMENT NUMBER 20130322-0028759, AND AMENDED IN INSTRUMENT NUMBER 20130322-0028759, AND FURTHER AMENDED IN INSTRUMENT NUMBER 20140207-0011094, IN THE RESISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATED AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DERON BROOKSHIRE, A SINGLE PERSON FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION BY WARRANTY DEED DATED 2/24/2016 RECORDED 3/8/2016 IN INSTRUMENT NUMBER 20160308-0022042 IN THE COUNTY RECORDS OF DAVIDSON, TENNESSEE.

Assessor Parcel Number(s): 175 02 0B 074.00

CERTIFICATE OF AUTHENTICITY

I, Elizabeth A River, 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 1/29/2024.

Date

Elizabeth A River
Affiant Signature

1/30/2024
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 30th day of January, 20 24.

Notary's Signature

My Commission Expires: October 21ST, 2025

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
KRISTIN A LOVE - Notary Public
Allegheny County
My Commission Expires October 21, 2025
Commission Number 1408962