Karen Johnson Davidson County
Batch# 1119103 DEEDQC
04/04/2024 02:29:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240404-0024022

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-0885	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 3 day of April 2024. *Notary Public* *My commission expires:* 01/23/28
Name and Address of New Owner: Tresa Halbrooks P.O. Box 681693 Franklin, TN 37068	JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
Send Tax Bills To: Owner	
Street Address of Subject Property: 5712 Brentwood Trace Brentwood, TN, 37027	**Parcel ID:** 160-14-0B-012-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anita Carpenter, a married woman** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Tresa Halbrooks, a single woman,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

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

Unit No. 5712 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 261, Register's Office, Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, and in Book 5868, Page 70, Register's Office for Davidson County, Tennessee, to which reference is made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of

Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, Page 988, said Register's Office.

Being the same property conveyed to Tresa Halbrooks and Anita Carpenter, by warranty deed of Sarah Davis, a single woman of record in Instrument 20220517-0056643, Register's Office, Davidson County, TN dated May 9, 2022, recorded May 17, 2022. **This property is not now nor ever been the marital residence of Anita Carpenter.**

WITNESS my hand this 3rd day of April, 2024.

Anita Carpenter

Grantor – Anita Carpenter

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Anita Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 3rd day of April, 2024.

NOTARY PUBLIC

My commission expires: 3/23/27

True Copy Certification

I, Yvette Meldrum, 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 April 3, 2023.

Affiant Signature

April 3, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of April ~~2023~~ 2024

Notary's Signature

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 01/23/28