This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1119616 DEEDQC
04/05/2024 11:04:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240405-0024254

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brandy Rose **512 High Street** **Nashville TN 37211**	**Same As New Owner**	**062 09 0 027.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Brandy Rose,** the Grantor, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Brandy Rose, married**, their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169, on the Map of Sunrise Heights Second Addition, as of record in Book 421, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 50.00 feet on the northerly side of High Street and runs back 159.3 feet on the easterly side and 157.8 feet on the westerly side to a line in the rear which measures 50.00 feet thereon.

Being the same property conveyed to Luther T. Moore by Quitclaim Deed from Julie E. Moore, filed for record on may 23, 1995 in Book 9678, page 484, Register's Office for Davidson County, Tennessee. Luther T. Moore aka Luther Moore died intestate on February 4, 2024, leaving his interest to said property to his only heir, Brandy Rose, as evidence by the Affidavit of Heirship, filed for record as Instrument No. __202404050024253_____, Register's Office for Davidson County, Tennessee.

Property Address: 512 High Street, Nashville, TN 37211

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th **day of April, 2024.**

Brandy Rose
Brandy Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Brandy Rose,** the 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 official seal this the 4th **day of April 2024.**

Melody M. Jenkins
NOTARY PUBLIC
My Commission Expires: 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Brandy Rero
(Affiant)

Subscribed and sworn to before me, this 4th day of April 2024.

Melody M Jenkins
NOTARY PUBLIC
My Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 4th day of April, 2024

Robert L Scruggs 4-4-2024
Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 4th day of April 2024

Melody M Jenkins
Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025