This instrument was prepared by:
Matthew Brosch
2469 Mathews Green Rd
Virginia Beach VA 23456

Once recorded, return to:
Audrey Fuqua-Brosch
2469 Mathews Green Rd
Virginia Beach, VA 23456

Karen Johnson Davidson County
Batch # 1129034 DEEDQC
04/30/2024 01:51:09 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240430-0031441

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of zero dollars US Dollars ($ 0.00) in hand, paid to Elizabeth A Fuqua, an unmarried individual with an address of 303 Highland Drive Old Hickory, TN 37138 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Audrey Fuqua-Brosch and Matthew Brosch, a married couple with an address of 2469 Mathews Green Rd Virginia Beach, VA 23456 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 13614013400

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Audrey Fuqua-Brosch

Address: 2469 Mathews Green Rd Virginia Beach, VA 23456

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

2/4

Grantor Signature: Elizabeth A Fuqua Date: 30 April 2024

Printed Name: Elizabeth Fuqua

Grantor Signature: _____ Date: _____

Printed Name: _____

Grantee Signature: Audrey Fuqua-Brosch Date: 4/30/24

Printed Name: AUDREY FUQUA-BROSCH

Grantee Signature: _____ Date: 4/30/24

Printed Name: MATTHEW BROSCH

SUZANNE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me
this 30 day of April 2024
Suzanne Anderson
Notary Public Commission Exp 07.07.2027

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On April 30, 2024 before me, Suzanne Anderson,
personally appeared ELIZABETH FUQUA, AUDREY FUQUA-BROSCH, AND MATTHEW BROSCH
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Suzanne Anderson
Printed Name Suzanne Anderson
My Commission Expires 07.07.2027

(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Legal Description: Lot 132 Castlegate Sec 2-A Revised Address: 669 Lake Terrace Drive Nashville, TN 37217 Zone:8 Neighborhood: 4291 Map and Parcel: 136 14 0 134.00 Deed Reference: 00008573-0000031 SOURCE OF TITLE: BOOK 8573 PAGE 31

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Audrey Duque-Brasch MSB
Affiant

Subscribed and sworn before me, this 30 day of April, 2024.

Suzanne Anderson
Notary
commission Exp. 07.07.2027

SUZANNE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY