QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1131858 DEEDQC
05/07/2024 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033539

File #23-PA-1706-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aubrey Brother and Haynes Brother	**Same as New Owner**	
(NAME)	(NAME)	**081 15 0 329.00**
1507b Shelby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1706, LLC, A TENNESSEE MEMBER-MANAGED LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **AUBREY BROTHER AND HAYNES BROTHER, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 28 in the Bransford Realty Co's Resubdivision of part of Manlove's Addition, a plan of which is of record in Book 421, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 40 feet on the North side of Thompson Street and extends back Northerly between parallel lines 142 feet, more or less to an alley.

BEING the same property conveyed to 1706, LLC, A Tennessee Member-Managed Limited Liability Company by Aubrey Brother and spouse Haynes Brother, of record in Instrument No. 20230427-0031200, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 1706 A&B Knowles Street, Nashville, TN 37208.

Witness my/our hand(s) this the 28th day of March, 2024.

1706, LLC

By: Aubrey Brother
Aubrey Brother, Member

By: _____
Haynes Brother, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aubrey Brother**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is a **MEMBER of 1706, LLC**, a Tennessee Limited Liability Company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 28 day of March, 2024.

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Haynes Brother**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is a **MEMBER of 1706, LLC**, a Tennessee Limited Liability Company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2024.

_____
Notary Signature
My commission expires:

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

RETURN TO:
Aubrey Brother and Haynes Brother
1507b Shelby Avenue
Nashville, TN 37206

True Copy Certification

I, John W. Bishop 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 28 day of March, 2024.

Affiant Signature
Date 5/7/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026