Karen Johnson
Batch # 1136132
05/16/2024 03:34:54 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240516-0036528

QUITCLAIM DEED

FROM

Bonell McBroom, III
Nancy Montgomery McBroom

THIS INSTRUMENT PREPARED BY:

L. R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681

TO

Maerietta Flaire Cartwright

Name & Address of Property Owner:	Send Tax Bills To:	Map 64, Group 1
		Parcel 16
	SAME	Field Book #04D27200

Maerietta Flaire Cartwright
505 Brandywine Drive
Old Hickory, TN 37138

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

Maerietta Flaire Cartwright
AFFIANT

Subscribed and sworn to before me
this 16th day of May, 2024.

L. R. DeMarco
NOTARY PUBLIC
My Commission Expires: 10-4-27

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of ten dollars, and the consideration set out above, we, Bonell McBroom, III, and Nancy Montgomery McBroom, by these presents do quitclaim and convey unto Maerietta Flaire Cartwright all of our right, title and interest in the following tract or parcel of land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of Section I, Brandywine Farms of record in Book 3600, page 80, Register's Office for said County.
>
> Said Lot No. 57 fronts 188.8 feet on the easterly side of Brandywine Drive and extends back 328.4 feet on the northerly line and 315.5 feet on southerly line to a dead line in the rear on which it measures 70.9 feet.
>
> Being the same property conveyed to Bonell McBroom, III and Maeriettta Flaire Cartwright by Quitclaim Deed from Rose Marie McBroom of record in Instrument Number 20080926-0098099 Register's Office for Davidson County, Tennessee.
>
> Nancy Montgomery McBroom joins in this deed to convey any marital interest she may have in the property.

This is improved property known as 505 Brandywine Drive, Old Hickory, Tennessee 37138.

WITNESS our hand this 16TH day of MAY, 2024.

BONELL McBROOM, III

NANCY MONTGOMERY McBROOM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bonell McBroom, III, and Nancy Montgomery McBroom, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2024.

L. R. DEMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10-4-27

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.