Karen Johnson
Batch # 1151520
06/26/2024 04:18:55 PM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20240626-0048106

This instrument was prepared by:
H. Edward Phillips, Esq.
219 Third Avenue North
Franklin, Tennessee 37064
(615) 400-2282

PREPARED WITHOUT TITLE OPINION

Property Address and Owners:
Mr. Bart J. Brunk and Mrs. Cathy L. Brunk
702A Clearview Drive
Nashville, Tennessee 37205

Mail Tax Statement to:
Mr. Bart J. Brunk and Mrs. Cathy L. Brunk
702A Clearview Drive
Nashville, Tennessee 37205

I, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Cathy L Brunk
Affiant

Bart J Brunk
Affiant

Sworn to and subscribed before me this 29th day of May 2024.

Lynn C. Watters
NOTARY PUBLIC

LYNN C WATTERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 3-20-2028

Map and Parcel Number: 116 04 0 G 001 00CO | Deed Reference No. 20150629-0062457

QUITCLAIM DEED

This instrument made and entered into on this the 29th day of May 2024, by and between Bart J. Brunk and Cathy L. Brunk, hereinafter referred to as **GRANTORS**, and Bart J. Brunk and Cathy L. Brunk, appearing as the Trustees of The Brunk Family Revocable Living Trust dated the 29th day of May 2024., hereinafter referred to as **GRANTEE**. The property described herein is the same as was transferred to Bart J. Brunk and Cathy L. Brunk **GRANTORS herein**, by David W. Dickerson and Julie Dickerson on June 26, 2015, and was received by the Davidson Co., Tennessee Register of Deeds on June 29, 2015.

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, Bart J. Brunk and Cathy L. Brunk, husband and wife, as **GRANTORS**, hereby transfer and convey by quitclaim all of the interest that Bart J. Brunk and Cathy L. Brunk as **GRANTORS** possess in the following land to our **GRANTEE**, *The Brunk Family Revocable Living Trust dated the 29th Day of May 2024*, which is all that tract or parcel of land owned by **GRANTORS** in Nashville, Davidson County, Tennessee, and specifically located at **702A Clearview Dr., Nashville, Tennessee 37205**.

A copy of the **WARRANTY DEED** conveying the property from David W. Dickerson and spouse Julie Dickerson, to Bart J. Brunk and Cathy L. Brunk, husband and wife on June 26, 2015, *and any exhibit attached thereto, is attached hereto as* "**Exhibit 1**," with the full description of that tract or parcel of land from said **WARRANTY DEED**.

(Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.)

The parties hereto acknowledge that H. Edward Phillips, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Settlor has hereunto set her signature, this the day and date first above written.

BART J. BRUNK

CATHY L. BRUNK

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 29th day of May 2024, before me personally appeared Bart J. Brunk and Cathy L. Brunk, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who acknowledged that they executed the foregoing instrument and acknowledged that such person executed the same as her free act and deed.

WITNESSED my hand and official seal at office on this the 29th day of May 2024.

NOTARY PUBLIC

LYNN C. WATTERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 3-20-2028

File BOX 8

Exhibit 1

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter & Patterson **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me this 26th day of June, 2015 Notary Public My Commission Expires: My Commission Expires MAY 5, 2018
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 32458-06-2015**	

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bart J. Brunk, Cathy L. Brunk 702A Clearview Dr. Nashville, TN 37205	FARMINGTON MORTGAGE 2002 RICHARD JONES RD, STE NASHVILLE, TN 37215 300A	Map and Parcel No.: 116 04 0 G 001 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David W. Dickerson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bart J. Brunk and Cathy L. Brunk, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davisdon County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 702A Clearview Dr., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Julie Dickerson, spouse of David W. Dickerson, joins in the execution of this instrument for the purposes of conveying any marital interest she may have in the subject property.

BILL GARRETT, Davidson County
Trans:T20150052051 DEEDWARR
Recvd: 06/29/15 14:37 3 pgs
Fees:18.00 Taxes:2812.00

20150629-0062457

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2015.

David W. Dickerson

Julie Dickerson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David W. Dickerson and Julie Dickerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2015.

GEORGE E. MEDLER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2018

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 702A, together with the appurtenant interest in the common elements of Clearview Townhomes, a horizontal property regime established by Declaration, of record in Instrument No. 20060504-0052292, amended in Instrument No. 20070920-0112781 and Instrument No. 20100707-0053332, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Declaration in Instrument No. 20070920-0112781 and being located upon Lot No. 48 on the Plan of Clearview of record in Plat Book 843, page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David W. Dickerson, unmarried by deed dated May 19, 2006 from Albert J. Marsh, Jr. and Guy Marsh, as devisees under the Will of Albert J. Marsh, deceased of record in Instrument No. 20060526-0062545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Book 971, page 547, Register's Office for Davisdon, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Clearview Townhomes, of record in Instrument No. 20060504-0052292, amended in Instrument No. 20070920-0112781 and Instrument No. 20100707-0053332, Register's Office for Davisdon County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 843, page 8, Register's Office for Davisdon County, Tennessee.