This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1170367 DEEDQC
08/15/2024 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240815-0062611

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
514 S 14th Street LLC 514 S 14th Street Nashville, TN 37206	NEW OWNER	094-01-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Grace Elizabeth Brouse, a single woman, and Elizabeth Dale Brouse, a married woman** "the Grantor," conveys and quitclaims unto **514 S 14th Street LLC, a Tennessee limited liability company** "the Grantee," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Payne Blakemore & Cumming's Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 50 feet on the westerly margin of South 14th Street and extends back 158 feet, 2 inches on the northerly line and 157 feet on the southerly line to an alley, measuring 50 feet thereon.

Included in the above description, but expressly excluded therefrom is all that property conveyed from Eldon R. Spraker to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20040921-0113268, in said Register's Office, for Right-of Way Acquisition.

Being the same property conveyed by Warranty Deed to Grace Elizabeth Brouse, a single woman, and Elizabeth Dale Brouse, a married woman from Michael Werblun and Denita Werblun, husband and wife, on May 21, 2024, and recorded on May 24, 2024, in Instrument No. 20240524-0038856, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 26 day of July, 2024.

Grace Elizabeth Brouse (SEAL)

Elizabeth Dale Brouse (SEAL)

~~STATE OF TENNESSEE~~) Arizona
)
~~COUNTY OF Davidson~~) Maricopa

Personally appeared before me, a Notary Public in and for said State and County, **Grace Elizabeth Brouse and Elizabeth Dale Brouse**, the within named Grantors, 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 and official seal this 26th day of July, 2024.

ALEXIS CASTRO
Notary Public - Arizona
Maricopa County
Commission # 654697
My Comm. Expires Sep 25, 2027

Notary Public
My commission expires: 09/25/2027

STATE OF TENNESSEE
COUNTY OF Williamson

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

(Affiant)

Notary Public My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/26/2024.

Affiant Signature – Joshua A. Terry

8/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27