Karen Johnson Davidson County
Batch# 1199355 DEEDQC
10/31/2024 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241031-0084163

Map 4 Parcel 118 05 0M 002.00

THIS INSTRUMENT WAS PREPARED BY:
Brazil Clark, PLLC
2901 Dobbs Avenue
Nashville, TN 37211

Name and Address of Transferee AND Send Tax Bills To:

Graham Harlin Brazil
848B Clayton Avenue
Nashville, TN 37204

QUITCLAIM DEED

THIS INSTRUMENT, was made and entered into on the date listed immediately before the signature line below by and between **FRANK ROSS BRAZIL** (hereinafter "Grantor") and **ELIZABETH GRAHAM HARLIN BRAZIL,** (hereinafter "Grantee").

WITNESSETH

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR and 00/100, cash in hand paid, the receipt of which is hereby acknowledged, Grantor **FRANK ROSS BRAZIL** has this day bargained and sold and does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, a Horizontal Property Regime, as recorded in the Declaration Establishing a Horizontal Property Regime for 848 Clayton Avenue Townhomes, of record in Instrument No. 20140923-0087475, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage of interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Frank Ross Brazil and Elizabeth Graham Harlin Suscha, husband and wife, by Quitclaim Deed, from Elizabeth Graham Harlin Suscha, of record in Davidson County, Tennessee Register's Office, Instrument No. 20200909-0102459, dated September 9, 2020.

Being the same property
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(1) Taxes which have been prorated and assumed by the Grantees;
(2) All restrictions of record;
(3) All easements of record;
(4) All visible easements;
(5) All matters appearing on the plan of record;
(6) All applicable governmental and zoning regulations.

This is improved property commonly known as 848B Clayton Avenue, Nashville, TN 37204.

Witness my hand this 16 day of Oct, 2024.

FRANK ROSS BRAZIL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK ROSS BRAZIL, with whom I am personally acquainted, and who acknowledged that he executed the above document.

Witness my hand and official seal this 16 day of Oct, 2024.

NOTARY PUBLIC

My Commission Expires: 11-6-2024

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $ 1

Affiant

Subscribed and sworn before me, this 16 day of Oct, 2024

Notary

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 11-6-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10-29-24.

Date

Affiant Signature

10/29/24
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025