Prepared by:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-6022

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 31 day of December, 2022.

Notary Public
My commission expires: 4/18/2024

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Grace Elizabeth Brouse & Elizabeth Dale Brouse 514 S 14th St Nashville, TN 37206	New Owner	094-01-0-037.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **514 S 14th Street, LLC, a Tennessee limited liability company**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto Grace Elizabeth Brouse, a single woman and Elizabeth Dale Brouse, a married woman, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

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 to Jonathan Brett Oaks and Grace Marie Oaks, husband and wife as joint tenants with rights of survivorship by Warranty Deed from D218, LLC of record in Instrument No. 20160629-0066509 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 29, 2016.

Being the same property conveyed to Michael Werblun and Denita Werblun, husband and wife by Warranty Deed from Jonathan Brett Oaks and Grace Marie Oaks, husband and wife of record in Instrument No. 20230623-0048002 Register's Office for Davidson County, Tennessee, dated June 21, 2023 and recorded on June 23, 2023.Being the same property conveyed to Grace Elizabeth Brouse, a single woman, and Elizabeth Dale Brouse, a married woman by Warranty Deed from Michael Werblun and Denita Werblun, husband and wife of record in Instrument No. 20240524-0038856 Register's Office for Davidson County, Tennessee, dated May 21, 2024 and recorded on May 24, 2024.

Being the same property conveyed to 514 S 14th Street LLC, a Tennessee limited liability company by Quitclaim Deed from Grace Elizabeth Brouse, a single woman, and Elizabeth Dale Brouse, a married woman of record in Instrument No. 20240815-0062611 Register's Office for Davidson County, Tennessee, dated July 26, 2024 and recorded on August 15, 2024.

This property is improved property known as 514 S 14th St, Nashville, TN 37206.

Karen Johnson Davidson County
Batch# 1225624 DEEDQC
01/13/2025 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250113-0002312

Witness my hand this 31 day of December, 2024.

514 S 14th Street, LLC, a Tennessee limited liability company

By: _____
Grace Elizabeth Brouse, Sole Member

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Grace Elizabeth Brouse,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Sole Member** of **514 S 14th Street, LLC, a Tennessee limited liability company,** respectively, and that he is authorized by **514 S 14th Street, LLC, a Tennessee limited liability company** to execute this instrument on its behalf as such **Sole Member,** respectively.

Witness my hand and official seal this ____ day of December, 2024.

SEE ATTACHED CALIFORNIA COMPLIANT ACKNOWLEDGMENT/JURAT

_____
Notary Public at Large
My commission expires: _____

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 12/31/24, before me, Shelley Ann Gaisford, Notary Public

personally appeared **Grace Elizabeth Brouse**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

SHELLEY ANN GAISFORD
Notary Public - California
Orange County
Commission # 2398688
My Comm. Expires Apr 18, 2026

WITNESS my hand and official seal.

SIGNATURE

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quit Claim Deed

Document Date:_____ Number of Pages:_____

Signer(s) Other than Named Above:_____

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 12/31/2024.

Affiant Signature – Joshua A. Terry

1/6/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/6/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27