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# 1225624 DEEDQC
01/13/2025 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250113-0002314

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 Quitclaim Deed to Grace Elizabeth Brouse, a single woman and Elizabeth Dale Brouse, a married woman from 514 S 14th Street, LLC, a Tennessee limited liability company on December 31, 2024, and recorded on January 13, 2025, in Instrument No. 202501130002312, 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 31 day of December, 2024.

(SEAL)
Grace Elizabeth Brouse

(SEAL)
Elizabeth Dale Brouse

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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 31st day of DECEMBER, 2024.

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

Notary Public
My commission expires: 4/18/26

STATE OF TENNESSEE
COUNTY OF Montgomery

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

(Affiant)

Notary Public

My commission expires: 4/09/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY 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 ~~12/31/2024~~ 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