BOX 10-A

This Instrument Prepared By and Returned To:
Julian Craig Brooks
812 Ashlawn Place
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch # 1274458 DEEDQC
05/19/2025 10 49 50 AM 2 pgs
Fees $12 00 Taxes $0 00
20250519-0039162

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO.	MAP & PARCEL:
Julian Craig Brooks 812 Ashlawn Place Nashville, TN 37211	SAME	Map 161-5-A Parcel 33 CO

I, **Julian Craig Brooks, unmarried**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Julian Craig Brooks, unmarried, and Janella Jo Hamra, Unmarried, as Tenants in Common With Rights of Survivorship**, in and to the following tract of land in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-12 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums of record in Book 6607, page 596, as amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed

Being the same property conveyed to Julian Craig Brooks and wife, Jill Brooks, by deed from Baljit Sood, of record in Instrument #20030625-0087341, said Register's Office. Jill Brooks died August 29, 2024, vesting title solely in Julian Craig Brooks as the surviving tenant by the entirety.

This property is commonly known as 812 Ashlawn Place, Nashville, TN 37211

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9TH day of MAY, 2025.

Julian Craig Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county Julian Craig Brooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 9th day of May, 2025

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
MY COMM. EXPIRES MARCH 3, 2026

Kathy Snider
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2025

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
MY COMM. EXPIRES MARCH 3, 2026

Kathy Snider
Notary Public