Karen Johnson Davidson County
Batch# 1280069 DEEDQC
06/02/2025 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250602-0042882

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2025.

Camille Woods
Notary Public

MY COMMISSION EXPIRES: 03-20-28
(AFFIX SEAL)

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

WG-QCD-25-709

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peggy Mae Brodien, Trustee of The Peggy Mae Brodien Living Trust U/A/D May 30, 2025	**Same as new owner**	
(NAME) **709 Hardys Court**	(NAME)	**040090A01300CO**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy M. Brodien,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **Peggy Mae Brodien, Trustee of The Peggy Mae Brodien Living Trust U/A/D** May 30, 2025 hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF FINAL PLAT, WHITES CREEK MANOR, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20061130-0148061, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Peggy M. Brodien, a single woman from Jack O. Nixon and wife, Brenda O. Nixon by Warranty Deed of Record in Instrument Number 20110920-0072740 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **709 Hardys Court, Whites Creek, TN 37189**.

Witness my/our hand(s) this the 30 day of May, 2025.

Peggy M. Brodien

Peggy M. Brodien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy M. Brodien**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 30 day of May, 2025.

Camille Woods

Notary Public
My Commission Expires: 03.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03.20.2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **5/30/2025** (date of document).

Affiant Signature

Date **5/30/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **30** day of **May**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027