QUITCLAIM DEED

Karen Johnson
Batch # 1289015
06/23/2025 03 58 21 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250623-0049310

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
BRAMELI, LLC a Tennessee limited liability company	**New Owner**	
(NAME) **6942 Highland Park Dr,**	(NAME)	**072-13-0-363 00**
(ADDRESS) **Nashville, TN 37205**	(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, **SHY BRAMELI AND ANNA BRAMELI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BRAMELI, LLC A TENNESSEE LIMITED LIABILITY COMPANY** 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 Part of Lot No 1 of Block "A" on the Map of Tim H Moore's Subdivision, as of record in Book 332, Page 107, Register's Office for said County, and being known as Lot No 2 on the unrecorded Map showing the re-subdivision of a part of said Block "A", and described as follows

Beginning at a point in the East Margin of Emmett Avenue, 469 5 feet North of the North margin of West Greenwood Avenue, thence eastwardly 146 5 feet, more or less, to a point, thence Northwardly 57 5 feet to a point, which is 115 feet south of the south margin of an alley, thence westwardly 150 feet, more or less, to the east margin of Emmett Avenue, which point is likewise 115 feet south of the south margin of said alley, thence southwardly 57 5 feet to the point of beginning

Being the same property conveyed to Shy Brameli and Anna Brameli, husband and wife by Warranty Deed from Wylde East, LLC, a Tennessee Limited Liability Company of record in Instrument No 20250408-0026513, Register's 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 **1215 Emmett Ave, Nashville, Tennessee 37206**

Witness my/our hand(s) this the 18 day of June, 2025

Shy Brameli

Anna Brameli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHY BRAMELI, 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 hand and official seal, this the ~~3rd~~ 18 June of ~~April,~~ 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA BRAMELI, 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 hand and official seal, this the ~~3rd~~ 18 June of ~~April,~~ 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212