Karen Johnson Davidson County
Batch# 1301858 DEEDQC
07/24/2025 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250724-0058612

**PREPARED BY:**
**Drumwright Law, PC**
**278 Franklin Road, Suite 160**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
This is an exempt transaction pursuant to T.C.A. 867-4-409(a)(1)(C)(v).

Julie A. Brooks
AFFIANT

Subscribed and sworn to before me this 24th day of July, 2025.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

**ADDRESS OF NEW OWNER:**
Francis W. Brooks
2602 Avery Park Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel: 173-09-0-A-623.00CO

**QUITCLAIM DEED**

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of a Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **Julie Adam Brooks v. Francis Willard Vincent Brooks, Case No. 25D168, Fourth Circuit Court for Davidson, Tennessee**. Accordingly, **Julie A. Brooks**, Grantor, does hereby quitclaim and convey all of her undivided right, title and interest to the hereinafter described property **to Francis W. Brooks**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 688 on the Plan of Lenox Village, Section One of Phase Eight, a Planned Unit Development, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Francis W. Brooks and Julie A. Brooks from Chandler Wallace, by Warranty Deed, in Instrument No. 20150513-0043721, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 2602 Avery Park Drive, Nashville, TN 37211.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 24th day of July, 2025.

Julie A. Brooks

Julie A. Brooks

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Julie A. Brooks, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 24th day of July, 2025.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 24, 2025.

J. Carlton Drumwright

7/24/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 7/24/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY