THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Thomas Brooks Revocable Living Trust
1823 4th Ave N
Nashville, TN 37208

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Thomas Brooks Revocable Living Trust 1823 4th Ave N Nashville, TN 37208	Same as Grantee	Parcel #: 061 08 0 293.00

This Quitclaim Deed (the "Deed") is made effective this 2 day of October, 2025 (the "Effective Date") between Thomas L. Brooks, surviving spouse (the "Grantors"), and **the Thomas Brooks Revocable Living Trust dated October 2, 2025, and any amendment thereto, Thomas Brooks, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot 34 in the Plan of D. T. McGavock's Addition to Nashville, a plan of which is recorded in Book 21, page 64, of the Register's Office for Davidson County, Tennessee.

Said Lot 34 fronts 50 feet on the westerly side of Fourth Avenue, North and runs back 170 feet between parallel lines to an alley.

Being the same property conveyed to Thomas L. Brooks, unmarried by deed from K and R Properties of record in Book 7851, page 778, said Register's Office.

Being the same property conveyed to Thomas L. Brooks and wife, Shirley E. Brooks by quitclaim deed in **Deed Book 00008445, at Page 0000313,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **1823 4th Ave N, Nashville, TN 37208.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00008445, at Page 0000313.**

Witness my hand this 2 day of October, 2025.

Thomas L. Brooks
Grantor Signature - Thomas L. Brooks

Karen Johnson Davidson County
Batch# 1329613 DEEDQC
10/02/2025 02:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251002-0078654

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Thomas L. Brooks, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 2 day of October, 2025.

Notary Public: Lamar Moore
My Commission Expires: 10/28/26

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Tayla Moore
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 2 day of October, 2025.

Notary Public: Lamar Moore
My Commission Expires: 10/28/26

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Lamar Moore, 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 10/2/25.

Date

Lamar Moore

Affiant Signature

10/2/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2 day of October, 2025.

Taylor Moore

Notary's Signature

My Commission Expires: 8/31/27

Date

Notary's Seal (if on paper)

