Karen Johnson Davidson County
Batch# 1358727 DEEDQC
12/16/2025 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251216-0100028

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1.08.2028

WG-QCD-25-1500

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 11 DAY OF December 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen G Brodien	**Same as new owner**	
(NAME) **1500 Hunters Branch Road,**	(NAME)	**172080A05100CO**
(ADDRESS) **Antioch, TN 37013**	(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 **STEPHEN G BRODIEN** 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. 51 on the Plan of Hunter's Branch, Section 2, of record in Book 6250, Page 819, and amended in Book 6816, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 51, which is a corner lot, fronts 60 feet on the easterly margin of Preview Drive front's 58.5 feet on the southerly margin of Hunters Branch Road; said interfaces joining by a curve having a length of 34.34 feet, and extends back 110.26 feet on the easterly line and 112 feet on the southerly line to a point of intersection.

Being the same property conveyed to Stephen G. Brodien and his wife, Peggy M. Brodien, by Warranty Deed of record in Book 7187, Page 977, in the Register's Office for Davidson County, Tennessee.

Stephen G. Brodien and Peggy M. Brodien have since divorced on September 30, 2010, pursuant to a Final Decree of Divorce entered in Docket No. 08D-1283 in the Fourth Circuit Court 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: **1500 Hunters Branch Road, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 11 day of December, 20 25.

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 11 day of December, 20 25.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
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 **12/11/2025** (date of document).

Affiant Signature

Date **12/11/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **11** day of **December**, 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