This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson
Batch # 1445981
07/14/2026 01:39:30 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260714-0063589

New Owner:	Send Tax Bill:	Map/Parcel
John Robert Brackman and Celeste Brackman Waterman 3405 Benham Avenue Nashville, TN 37215	same as new owner	117 07 0 081.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Celeste Brackman Waterman
AFFIANT

Sworn to and subscribed before me this 14 day of July 2026.

Notary Public

YANDY PAOLA SARAHY ARRIECHE SUNAGA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)
Commission expires: July 03 2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN ROBERT BRACKMAN** and **CELESTE BRACKMAN WATERMAN**, (Grantors), as tenants in common, by these present do hereby quitclaim and convey unto **JOHN ROBERT BRACKMAN** and **CELESTE BRACKMAN WATERMAN,** (Grantees), each owning an undivided one-half (1/2) interest as tenants in common during their joint lives, with the express right of survivorship, so that upon the death of either Grantee, the deceased Grantee's interest shall automatically vest in the surviving Grantee, and shall not pass through the deceased Grantee's probate estate, it being the express intent of the Grantors and Grantees to create a survivorship estate recognized under Tennessee law, together with their successors and assigns as provided herein, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly one-half (1/2) of Lot No.

189 on the map of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said county.

Said part of Lot No. 189 fronts 100 feet on the westerly side of Benham Avenue and runs back between parallel lines; 200 feet to a dead line.

Being the same property conveyed to John Robert Brackman and Celeste Brackman Waterman by deed from, Celeste Brackman Waterman and John Robert Brackman, as Co-Executors of the Estate of Anne Thompson Brackman, and Celeste Brackman Waterman, John Robert Brackman, David Patrick Brackman, Raymond Condon Brackman, and Steve Waterman, of record in Instrument No. 00009082-0000635, Register's Office for said County.

This is improved property, known as 3405 Benham Ave., Nashville, TN 37215.

WITNESS MY HAND this 14 day of July, 2026.

By: John Robert Brackman
JOHN ROBERT BRACKMAN

By: Celeste Brackman Waterman
CELESTE BRACKMAN WATERMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Robert Brackman and Celeste Brackman Waterman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 14 day of July, 2026.

NOTARY PUBLIC
My Commission Expires on: July 03, 2028

YANDY PAOLA SARAHY ARRIECHE SUNAGA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY