Karen Johnson
Batch # 1452041
07/28/2026 09:58:57 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260728-0068426

Name and Address of New Owner:
Raymond H. Brocato Jr.
8552 Lewis Road
Nashville, TN 37221

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
ForthRight Title, LLC
116 Maple Row Blvd,
Hendersonville, TN 37075

Map & Parcel No: 155 00 0 040.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Raymond Hess Brocato and Emily Elise Brocato, husband and wife**, "the Grantor," convey and quitclaim any interest they have unto **Raymond H. Brocato Jr., a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, being on the west side of the Lewis Road, and being a portion of a tract of record in Book 2876, Page 398, Register's Office for said County, and described according to survey by S.H. Hutchison, dated March 23, 1963, as follows: Beginning at a point in the Lewis Road, the northeast corner of the Herman T. Claxton land, and northwest corner of Bud Sawyers Tract, stake in line on west side of road; thence leaving road going North 87°30' West with Earley Williams line, 200 feet to a stake with a Black Locust point; thence leaving the Earley Williams line, going South 9°30' East 205 feet to a stake with Sassafras pointers; thence South 87°30' East 229 feet to a point in the Lewis Road, stake in line on west side of Road; thence with said Road, as follows; North 8°30' West 66 feet to a point; North 20° West 148.5 feet to the point of beginning.

Being the same property conveyed to Raymond Hess Brocato and Emily Elise Brocato, husband and wife, by Warranty Deed from Margaret Taylor Jordan, Michael Christopher Jordan, Kara Elizabeth Barbetto and Brian Alexander Jordan, of record in Instrument No. 20230306-0015744, in the Register's Office of Davidson County, Tennessee, dated March 02, 2023, and recorded on March 06, 2023. **Raymond H. Brocato Jr. is also known as Raymond Hess Brocato and are one and the same person.**

Improved property known as: **8552 Lewis Road, Nashville, TN 37221**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on this the 22 of July, 2026.

Raymond Hess Brocato

Raymond Hess Brocato

Emily Elise Brocato

Emily Elise Brocato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Raymond Hess Brocato and Emily Elise Brocato, husband and wife**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of July, 2026.

Notary Public
My commission expires: _____

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-21-2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of July, 2026.

Notary Public
My commission expires: 5/23/28

STATE OF TENNESSEE NOTARY PUBLIC CELESTINA HAWKINS ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028

File # 26-1191REF-JC