QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1483828 DEEDQC
10/14/2026 01:12:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20261014-0094430

AJ-QCD-26-2288

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 13 DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Harper	**New Owner**	
(NAME)	(NAME)	
2288 Crocker Springs Rd		**02300004600**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KRISTI BROEKER ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MICHAEL HARPER ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' 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:

BEING LOCATED ON THE EAST SIDE OF CROCKER SPRINGS ROAD, IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN THE EXACT LANGUAGE OF THE PRIOR DEED AS FOLLOWS:

BEGINNING AT A STONE IN THE EDGE OF CROCKER SPRINGS'S ROAD, BEING THE NORTHWEST CORNER OF HUBER AND GEORGIA MAI LANIER'S LOT THENCE NORTH 72 DEGREES EAST 5 CHAINS TO A STONE; THENCE NORTH 23 DEGREES WEST 1.10 CHAINS TO A STONE COMER, THENCE SOUTH 72 DEGREES WEST 5 CHAINS TO A STONE COMER AT BASE OF HILL; THENCE SOUTH 23 DEGREES EST 1.10 CHAINS TO THE BEGINNING CONTAINING 5.50 CHAINS MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KRISTI BROEKER, BY WARRANTY DEED, FROM TERESA KILLEEN, OF RECORD IN INSTRUMENT NO. 20210813-0109676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

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 **unimproved** property known as: **2288 Crocker Springs Road, Goodlettsville, TN 37072**.

Witness our hands this the 13 day of October, 2026.

Kristi Broeker

KRISTI BROEKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **KRISTI BROEKER,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of October, 2026.

Hope Marion

Notary Public
My Commission Expires: 9/3/2030
(SEAL)

HOPE MARION
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2030
DAVIDSON COUNTY