File No. 280601149

QUITCLAIM DEED



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 _____DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Tidwell	SAME as new owner	034-07-OA-064.00CO
(NAME)	(NAME)	
847 Loretta Drive	SAME AS NEW OWNER	Davidson County DEEDQC Recvd: 12/03/08 10:03 2 pgs Fees:12.00 Taxes:0.00
(ADDRESS)	(ADDRESS)	20081203-0117195
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BETTINA A. BRATTON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE QUITCLAIMED UNTO **JOHN E. TIDWELL AND WIFE, JANET M. TIDWELL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 46 as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instruments 20030723-0102986, 20030611-0080857 and 20050120-0007505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description for said Unit.

Being the same property conveyed to Bettina A. Bratton, an unmarried woman, by deed from John E. Tidwell and wife, Janet M. Tidwell of record in Instrument No. 20080702-0068308, dated June 30, 2008 and filed for record on 07/02/08, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 249 Harbor Village Drive, Unit 46, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 30th day of June, 2008.

Bettina A. Bratton

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 Bettina A. Bratton, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of November, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280601149

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072