| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jennifer Bramlett<br>4499 Grays Point Road<br>Joelton, TN. 37080 | New Owner | 028-00-0-051.00 |

**This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.**

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $48,375.00

Randy Earl Bramlett
Affiant

BILL GARRETT, Davidson County
Trans:T20090087483 DEEDQC
Recvd: 12/30/09 11:58 2 pgs
Fees:13.00 Taxes:178.99
20091230-0118395

Subscribed and sworn to before me, this the 21th day of December, 2009.

Notary Public

My Commission Expires: 10-20-2012
(Affix Seal)

PHILLIP B. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

# QUITCLAIM DEED

THIS QUIT CLAIM DEED made and entered into on the day and date last written by and between Randy Earl Bramlett, hereinafter referred to as the "GRANTOR" and Jennifer Bramlett, hereinafter referred to as the "GRANTEE":

## WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and NO/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned **Randy Earl Bramlett,** has this day quitclaimed unto **Jennifer Bramlett, unmarried,** any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows: to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by T.R. Sanford, dated November 6, 1965, described as follows:

Beginning at a point 383 feet from the northeast corner of the land of Leslie L. Williams (see Book 1340, page 80, Register's Office), said point being in the center of Grays Point Road, formerly New Road; thence in a southerly direction South 1 degree 30' West 131 feet to an iron pin; thence continuing in the same direction South 5 degrees West 1,003 feet to a point; thence in an easterly direction South 85 degrees East 226.7 feet to a point; thence in a northerly direction North 5 degrees East 1,170 feet to a point; thence in a westerly direction South 87 degrees West 157 feet to a point; thence continuing in the same direction South 88 degrees 45' West 82 feet to the point of beginning.

Being the same property conveyed to George W. Tribble, Jr., with remainder to his children, per stirpes, by deed from G.W. Tribble and wife, Flora Tribble, of record in Book 5016, page 686, Register's Office for Davidson County, Tennessee. George W. Tribble, Jr. died on June 15, 1983 leaving Judy Tribble Walls and Cathy L. Tribble Bramlett as his only surviving heirs. The said Judy Tribble Walls and husband, James L. Walls conveyed their one-half undivided interest to Cathy L. Tribble Bramlett and husband, Randy E. Bramlett, by deed recorded in Book 6134, page 77, Register's Office for Davidson County, Tennessee, thereby vesting a one-half undivided interest into Cathy L. Tribble Bramlett, and a one-half undivided interest into Cathy L. Tribble Bramlett and husband, Randy E. Bramlett. The said Cathy L. Tribble Bramlett and Randy E. Bramlett were subsequently divorced on March 31, 1998 according to the Final Decree entered in Docket No. 96D-2218 in the Fourth Circuit Court for Davidson County, Tennessee, thereby divesting their one-half undivided interest from tenants by the entirety to tenants in common, with

the remaining one-half undivided ownership still vested in Cathy L. Tribble Bramlett. Pursuant to the Affidavit of Inheritance recorded in Instrument Number 20091230-0118393, in the Register's Office of Davidson County, Tennessee, Cathy L. Tribble Bramlett died intestate on September 19, 1999, thereby distributing her interest to Jennifer Lynn Bramlett and George David Bramlett as her only surviving heirs.

This is improved property located at: **4499 Grays Point Road, Joelton, TN 37080**

THIS PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

Said property is conveyed subject to such limitations, restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 **th** day of **December, 2009**.

**GRANTOR(S):**

Randy Earl Bramlett

**Randy Earl Bramlett**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Randy Earl Bramlett**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office, this 21 day of **December, 2009**.

Notary Public

My Commission Expires: 10-20-2013

PHILIP B. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY