BILL GARRETT, Davidson County
Trans:T20140012561 DEEDQC
Recvd: 02/24/14 09:41 2 pgs
Fees:12.00 Taxes:0.00

20140224-0015369

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue S, 2nd Floor
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Mickie Braden	**Same As Owner**	**71-8-201.00**
519 Wesley Avenue		
Nashville, TN 37207		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Travis Laverne Braden and Jason Lynn Braden,** does hereby quitclaim and by these presents does transfer and convey all of our right, title and interest unto **Mickie Braden,** her heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee,** described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the map of Section One, Joywood Heights, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the North side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Gerry Lynn Braden by Last Will and Testament of Samuel L. Braden, filed for record on February 1, 1988 in Book 7459, page 678, Register's Office for Davidson County, Tennessee. Gerry Lynn Braden aka Jerry Lynn Braden died on June 4, 2010, thereby vesting the property to his surviving heirs, his wife, Mickie Braden and his children, Travis Laverne Braden and Jason Lynn Braden, as evidence by the Affidavit of Heirship filed for record in Instrument No. 20140224 0015368, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared from information provided by the parties, with out benefit of a title search. No legal advice has been given in this transaction.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of February, 2014.

Travis Laverne Braden
Travis Laverne Braden

Jason Lynn Braden
Jason Lynn Braden

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 **Travis Laverne Braden,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of February, 2014.

My Commission Expires: 3/22/17

NOTARY PUBLIC

JENNIFER T. REESE STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

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 **Jason Lynn Braden Braden,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of February, 2014.

My Commission Expires: 3/22/17

NOTARY PUBLIC

JENNIFER T. REESE STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **-$0-**.

Travis L Braden
(Affiant)

Subscribed and sworn to before me, this 15th day of February, 2014.

My Commission Expires: 3/22/17

NOTARY PUBLIC

JENNIFER T. REESE STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY