BILL GARRETT, Davidson County
Trans:T20140087440 DEEDQC
Recvd: 11/20/14 10:09 1 pgs
Fees:12.00 Taxes:0.00
20141120-0106934

This Instrument Prepared By: TN Nations Title Agency Inc.
404 BNA Dr ste 307
Nashville Tn 37217

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Julie L. Bryer	NEW OWNER	06111011100
1000 Matthews Ave		
Nashville Tn 37216		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Julie L. Bryer, an unmarried woman** hereinafter called the GRANTOR, does hereby quitclaim and convey **unto Julie L. Bryer, an unmarried woman and Germaine Yaney, an unmarried woman, as joint tenants with rights of survivorship**, GRANTEE, all right, title and interest in the said property listed below:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 AND THE WEST ONE-HALF OF LOT NO. 35 ON THE MAP OF RESUBDIVISION OF LOTS 11 TO 17, INCLUSIVE OF I.C. MCMAHAN'S MAPLEWOOD TRACT, AS OF RECORD IN BOOK 547, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JULIE L. BRYER, AN UNMARRIED WOMAN BY QUIT CLAIM DEED FROM JULIE L. BRYER, A MARRIED WOMAN AS RECORDED 11-7-12 AS INSTRUMENT NO. 20121107-0102881.

PAUL J. YANEY HAVING SINCE DIED ON THE 28th DAY OF JUNE, 2010. LEAVING JULIE L. BRYER SOLE OWNER OF SUBJECT PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JULIE L. BRYER, MARRIED AND PAUL J. YANEY, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM LELA ANN ALLEN, EXECUTRIX OF THE ESTATE OF LOTTIE HAGEWOOD, DECEASED AS RECORDED 8-24-05 AS INSTRUMENT NO. 20050824-0101133.

This is improved property located at: **1000 Matthews Ave Nashville Tn 37216**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 14 day of November, 2014.

Julie L. Bryer

Julie L. Bryer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named Julie L. Bryer, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 05-05-15

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

The actual consideration for this transfer is $0.00.

Julie Bryer
AFFIANT

Subscribed and sworn to before me, this 14 day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 05-05-15

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires May 05, 2015