| Davidson County | DEEDQC |
|---|---|
| Recvd: 09/17/15 13:34 | 6 pgs |
| Fees:32.00 Taxes:0.00 | |
| **20150917-0094531** | |

AFTER RECORDING RETURN TO:
TITLE 365
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. 790-15006455

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 135160A08200CO

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QUIT CLAIM DEED

THIS DEED made and entered into on this 10 day of September, 20 15, by and between **GERALD L. BRYANT, AN UNMARRIED MAN AND CYNTHIA D. BRYANT, UN UNMARRIED WOMAN, WHO TOOK TITLE AS HUSBAND AND WIFE**, a mailing address of 2608 MESA DRIVE, NASHVILLE, TN 37217, hereinafter referred to as Grantor(s) and **GERALD L. BRYANT, AN UNMARRIED MAN**, a mailing address of 2608 MESA DRIVE, NASHVILLE, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2608 MESA DRIVE, NASHVILLE, TN 37217

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under INSTRUMENT NO. 20050223-0019941, recorded on 02/23/2005 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 135160A08200CO

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

GERALD L. BRYANT

CYNTHIA D. BRYANT mHB

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, GERALD L. BRYANT ~~AND CYNTHIA D. BRYANT~~, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN this 10 day of September, 20 15.

Malcolm H. Butler
Notary Public
My Commission expires: 1-11-2017

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Tax ID No.: 135160A08200CO

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

GERALD L. BRYANT

CYNTHIA D. BRYANT

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ~~GERALD L. BRYANT~~ AND CYNTHIA D. BRYANT, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Murfreesboro Tn, this 9 day of September, 20 15.

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I. or we. hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 10 day of September, 2015.

Notary Public
My Commission Expires: 1-11-2017

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

**GERALD L. BRYANT**
2608 MESA DRIVE
NASHVILLE, TN 37217

Name and address of property owner:

**GERALD L. BRYANT**
2608 MESA DRIVE
NASHVILLE, TN 37217

EXHIBIT A
LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 98, ON THE PLAN OF THE SUBDIVISION OF TRACTS 8, 9 AND 10, NASHBORO VILLAGE, AS SHOWN ON PLATS OF RECORD IN PLAT BOOK 5200, PAGES 186 THROUGH 189, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

AND BEING THE SAME PROPERTY CONVEYED FROM GREGORY J. EISELE A/K/A GREGORY JAMES EISELE, HUSBAND AND WIFE, AND MAUREEN D. EISELE A/K/A MAUREEN DEANNA EISELE, THE GRANTORS, TO GERALD L. BRYANT, THE GRANTEES BY VIRTUE OF DEED DATED 2/22/2005, AND RECORDED 2/23/2005, AS INSTRUMENT NUMBER 20050223-0019941 AMONG THE AFORESAID LAND RECORDS.

TAX ID NO. 135160A08200CO

PROPERTY COMMONLY KNOWN AS: 2608 MESA DRIVE, NASHVILLE, TN 37217

# True Copy Certification

I, Tim Sexton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016