This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074

Davidson County DEEDQC
Recvd: 01/06/16 10:53 5 pgs
Fees:27.00 Taxes:0.00
20160106-0001198

6083671-3275881

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Andrew Brannan	Andrew Brannan	Map/Parcel:
2101 Pontotoc Avenue	2101 Pontotoc Avenue	08303007300
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Andrew Brannan also known as Jason Brannan, an unmarried man and Jennifer Brannan, an unmarried woman who acquired title as husband and wife** by these presents do hereby quitclaim and convey unto the said **Andrew Brannan, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove former spouse from title.

Pursuant to Judgment of Divorce dated August 24, 2012 in Davidson County, Docket No.: 10D-617.

This is unimproved ( ) property known as 2101 Pontotoc Avenue, Nashville, Tennessee 37206
Improved ( )

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.

Witness our hand this 24 day of December, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew Brannan A/K/A
Jason Brannan

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Thomas D Larson, a Notary Public in and for said County and State, **Andrew Brannan A/K/A Jason Brannan** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and ~~official~~ seal of office at Davidson County this 24 day of December A.D., 2015.

NOTARY STAMP/SEAL

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Thomas D Larson
NOTARY PUBLIC
Notary Commission Expires: May 8, 2017

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 24 day of December, 2015.

(Affix Seal)

Affiant

Thomas D Larson
Notary Public

My Commission Expires: May 8, 2017

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 8, 2017

Witness our hand this 6th day of October, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer Brannan

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Williamson) ss

Personally appeared before me, William T. Gentry, a Notary Public in and for said County and State, **Jennifer Brannan** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Green Hills SunTrust Bank this 6th day of October, A.D., 2015.

NOTARY STAMP/SEAL

WILLIAM T. GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

William T. Gentry
NOTARY PUBLIC
Notary Commission Expires: 02/19/18
William T Gentry

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

BEING LOT NUMBER 11 ON THE PLAN OF PONTOTOC SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Jason Brannan and wife, Jennifer Brannan by Deed from Edward A. Brannan, an unmarried man of record in Document No. 20030321-0037964, said Register's Office.

True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE