QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160018286 DEEDQC
Recvd: 03/07/16 09:19 2 pgs
Fees:12.00 Taxes:0.00
20160307-0021268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Tennessee Nations Title Agency, Inc., 404 BNA Drive, Suite 300 Building 200, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon M. Brennan	Sharon M. Brennan	98-5-B-12.00 CO
(NAME) 6301 Spera Pointe Crossing	(NAME) 6301 Spera Pointe Crossing	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sharon M. Brennan and Elsie C. Gardner, both unmarried

hereinafter referred to as the Grantors, by these presents does hereby remise, release and QUITCLAIM unto

Sharon M. Brennan, unmarried

hereinafter referred to as the Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 as shown on the map entitled BayPointe Phase I, of record as Instrument No. 20000621-0061773, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sharon M. Brennan and Elsie C. Gardner, by Warranty Deed from Joyce E. Martin, of record as Instrument No. 20130328-0030729, Register's Office for Davidson County, Tennessee, dated March 26, 2013.

This deed is executed without a search of indices of title and is made with no representations or warrants as to liens, encumbrances, or marital interests. Grantors and Grantee agree to hold harmless preparer from any claims that may arise.

unimproved ☐
This is improved ☒ property, known as 6301 Spera Pointe Crossing, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 2nd day of March, 2016.

Sharon M. Brennan

Sharon M. Brennan

Elsie C. Gardner as POA for Elsie C. Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sharon M. Brennan and Elsie C. Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 2nd day of March, 2016.

Notary Public

My Commission Expires: 8/23/16

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON