This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
1929 21st Avenue South
Nashville, TN 37212
(615) 292-2331

Davidson County DEEDQC
Recvd: 03/11/16 13:35 3 pgs
Fees:17.00 Taxes:0.00
20160311-0023530

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned MILDRED O. BRANCH, (Grantor) for and in consideration of love and affection and the sum of Ten and No/100 ($10.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, release and forever quitclaim my entire interest, unto MILDRED O. BRANCH and daughter, CATHY BRANCH, (Grantees) their heirs, successors and assigns as joint tenants with right of survivorship, in and to that certain tract of land located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 98 on the Plan of Pleasant Hill Addition, of record in Book 3300, Page 7, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

BEING THE SAME PROPERTY conveyed to Henry S. Branch, Jr. et ux, Mildred O. Branch by deed from Virgil S. Tisdale, et ux, Erma Ruth Tisdale, dated October 21, 1962, and of record in Book 3460, page 633, Register's Office for Davidson County, Tennessee. Henry S. Branch, Jr. having since died and Mildred O. Branch taking sole title by tenancy by the entirety.

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

WITNESS my hand on this 8th day of March, 2016.

Mildred O. Branch
MILDRED O. BRANCH

NANCY KING CRAWFORD NOTARY STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, the within named MILDRED O. BRANCH, with whom I am personally acquainted, or whose identity was proved on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this 8th day of March, 2016.

Nancy King Crawford
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

In accordance with Section 67-4-409 (a)(4) of Tennessee Code Annotated, the consideration for this quitclaim deed is Ten ($10.00) dollars.

Mildred O. Branch
MILDRED O. BRANCH

Sworn to and subscribed before me on this 8th day of March, 2016.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018

Assessor's Information

Send tax bills to:
Mildred O. Branch
211 Green Acres Court
Goodlettsville, TN 37072

Map 33/Group 14/Parcel 73.00

Name/Address of New Owner:
Mildred O. Branch
211 Green Acres Court
Goodlettsville, TN 37072

True Copy Certification

I, Nancy King Crawford, 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.

Nancy King Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brenda Wright, a notary public for this county and state, Nancy King Crawford, Attorney, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Wright

My Commission Expires: May 8, 2017

