This Instrument Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 05/10/16 14:25 2 pgs
Fees:12.00 Taxes:0.00
20160510-0046444

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, A. Gayle Seard, a married person, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Willie D Brown Sr and A. Gayle Seard Brown,** (Grantee), husband and wife, all of her rights, title, and interests in the following described real property, to wit:

BEING Lot No. 54 on the Plan of Chase Pointe, Section One, of record in Plat Book 9700, Page 97, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

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

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **Book 10598, Page 405** in said Register's Office. A. Gayle Seard and A. Gayle Seard Brown are one and the same. The purpose of this deed is to create tenancy by the entirety.

IN TESTIMONY WHEREOF I/we have executed this instrument on the 10th day of May, 2016.

A. Gayle Seard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, A. Gayle Seard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 10th day of May, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 10th day of May, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

PROPERTY ADDRESS: **3905 Chase Point Pl**
Joelton, TN 37080

TAX PARCEL NO.: **02202001900**

PROPERTY OWNER: **Willie D Brown Sr and Gayle Seard Brown**
OWNER'S ADDRESS: **3905 Chase Point Place, Joelton, TN 37080**
MAIL TAX BILLS TO: **Owner's at Owner's Address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019