THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Edie H. Bragan and Jeris Bragan
113 Elizabeth Court
Antioch, TN 37013

Davidson County DEEDQC
Recvd: 02/23/17 10:56 4 pgs
Fees:22.00 Taxes:0.00
20170223-0018176

New Owner(S) Address &
Mail Tax Statements To:
Edie H. Bragan and Jeris Bragan
113 Elizabeth Court
Antioch, TN 37013

Property Tax ID#: 149 02 0C 013.00
File #: FNTGI-101689934-168417-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, EDIE H. BRAGAN, a married person, herein joined by her spouse JERIS BRAGAN, as Grantor, hereby conveys all rights, titles and interests that we may have in to EDIE H. BRAGAN and JERIS BRAGAN, wife and husband, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 149 02 0C 013.00
Property Address: 113 Elizabeth Court, Antioch, TN 37013

Prior Deed recorded 12/06/1996 in book 10283 page 755, Davidson County Court Clerk's Office.

Witness our hands this the 10th day of February, 2017.

EDIE H. BRAGAN

JERIS BRAGAN

STATE OF IN }

COUNTY OF Davison }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, EDIE H. BRAGAN and JERIS BRAGAN, the Grantor, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10th day of February, 2017.

CAROL B. CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 2/9/2020

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

EDIE H. BRAGAN

JERIS BRAGAN

Subscribed and sworn to before me this the 10th day of February, 2017.

CAROL B. CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary
My Commission expires: 2/9/2020

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13 ON THE PLAN OF STERLING WOOD, A PORTION OF A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6250, 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel ID: 149 02 0C 013.00

Commonly known as 113 Elizabeths Court aka 113 Elizabeths Court #13, Antioch, TN 37013
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **EDIE H. BRAGAN, A MARRIED PERSON** BY DEED RECORDED ON **December 6, 1996** IN BOOK **10283** PAGE **755**.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019