Davidson County DEEDQC
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20170317-0026110

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This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order Number: 01-17002879-D

Record 1st

8060897D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Andrew Jason Brannan, a/k/a A. Jason Brannan, divorced and not remarried, and Jennifer Brannan, divorced and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Andrew Jason Brannan, an unmarried man,** whose address is 5065 Highway 77, Paris, Tennessee 38242, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot Number 47 on the Plan of Gateway, Section 1, of record in Plat 3300 at Page 39 and 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

Davidson County Parcel number: 033 12 0 091.00
Street address of property: 212 Friendship Drive, Goodlettsville, Tennessee 37072
Prior Instrument Reference by which Grantor(s) acquired title: Book 11095, Page 510 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Andrew Jason Brannan, 212 Friendship Drive, Goodlettsville, Tennessee 37072

Signed this 10th day of February, 2017.

Signature of Grantor (1 of 2):

Andrew Jason Brannan,
a/k/a A. Jason Brannan

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10th day of February, 2017 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Andrew Jason Brannan, a/k/a A. Jason Brannan, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Commission Expires: 11-3-2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signed this 10th day of February, 2017.

Signature of Grantor (2 of 2):

Jennifer Brannan

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10th day of February, 2017 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Jennifer Brannan**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
India K. Scruggs

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: 11-3-2020

Property Address: 212 Friendship Drive, Goodlettsville, Tennessee 37072
Tax Parcel: 033 12 0 091.00

Oath of Consideration

I/We, Andrew Jason Brannan Jennifer Brannan the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 10th day of February, 2017.

Signatures of Affiant(s):

Andrew Jason Brannan

Jennifer Brannan

Sworn and subscribed before me this 10th day of February, 2017

India K Scruggs

Notary Public

India K. Scruggs

Commission Expires: 11-3-2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NUMBER 47 ON THE PLAN OF GATEWAY, SECTION 1, OF RECORD IN PLAT 3300 AT PAGE 39 AND 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID NO: 033 12 0 091.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR:	SECUNDINA BRANNAN, UNMARRIED
GRANTEE:	A. JASON BRANNAN AND WIFE, JENNIFER BRANNAN
DATED:	08/28/1998
RECORDED:	09/02/1998
DOC#/BOOK-PAGE:	11095-510

ADDRESS: 212 FRIENDSHIP DRIVE, GOODLETTSVILLE, TN 37072

~~END OF SCHEDULE A~~



I RAGHU NAIR, do hereby make oath that I am 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

State of Minnesota

County of Ramsey

Personally appeared before me, Rora Lee, a notary public for this county and state, Raghu Nair, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

RORA LEE
Notary Public-Minnesota
My Commission Expires Jan 31, 2022

My Commission Expires: January 31, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

I RAGHU NAIR, do hereby make oath that I am 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

State of Minnesota

County of Ramsey

Personally appeared before me, Rora Lee, a notary public for this county and state, Raghu Nair, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

RORA LEE
Notary Public-Minnesota
My Commission Expires Jan 31, 2022

My Commission Expires: January 31, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).