BILL GARRETT, Davidson County
Trans:T20170030521 DEEDQC
Recvd: 04/11/17 11:58 2 pgs
Fees:12.00 Taxes:0.00
20170411-0035349

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

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, **Gerald E. Bryant Sr.** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Gerald E. Bryant, Sr., a married man, and Venikkia Cunningham, a married woman, as joint tenants in common with full rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 78, Section Seven Cumberland Station at Wilson Camp, as shown on plat of record in Instrument 200610100125617 and rerecorded in Instrument 200610100125619, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20080414-0037384** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 10 day of April **2017.**

Gerald E. Bryant Sr by Drusilla Bryant Attorney in fact
Gerald E. Bryant Sr by Drusilla Bryant, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, me personally appeared Drusilla Bryant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gerald E. Bryant, Sr., and who acknowledged that he executed the same as the free act and deed of Gerald E. Bryant, Sr.

WITNESS my hand and official seal at office this 10 day of April, **2017.**

Ashlee D Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 91018

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Drusilla Bryant, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Gerald E. Bryant, Sr. (person who didn't come), the principal.

This 10 day of April, 2017

Drusilla Bryant

Drusilla Bryant

Sworn to and subscribed before me by Drusilla Bryant this 10 day of April, 2017.

Ashlee D Page
Notary Public

My Commission Expires 91018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 10 day of **March, 2017.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/10/19

PROPERTY ADDRESS: **1125 Pawnee Trail**
Madison, TN 37115

TAX PARCEL NO.: **053090B213.00CO**

PROPERTY OWNER: **Gerald E. Bryant, Sr. and Venikkia Cunningham**
OWNER'S ADDRESS: **1125 Pawnee Trail, Madison**
Madison, TN 37115

MAIL TAX BILLS TO: **Owners at property**