Davidson County	DEEDQC
Recvd: 04/18/17 10:23	2 pgs
Fees:12.00 Taxes:0.00	
20170418-0037578	

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March 2017. Notary Public COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CoRN- 163408

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Julie Braastad, Kelsey Kopecky Schoening, Marshall Theodore Schoening (Name)	**Pennymac Loan Services, LLC**	**048-00-0**
4817 McCool Road (Address)	PO Box 514387	MAP **191-00**
Nashville, Tennessee 37218	Los Angeles, CA 90051	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Julie Braastad, a married woman**, hereinafter referred to as Grantor, hereby quitclaims to **Julie Braastad, a married woman, Kelsey Kopecky Schoening, a married woman, and Marshall Theodore Schoening, a married man,** hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Ferriss Acres of record in Plat Book 6200, Page 945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Sue Ferriss by warranty deed from Melvin Wayne Young, Executor of the Estate of Clifford M. Ferriss, Jr. of record in Book 10290, page 692, Register's Office for Davidson County, Tennessee.

The said Barbara Sue Ferriss died March 18, 2016, and by her Will in case No. 16P-683 of the Probate Court for Davidson County, Tennessee, devised this property to Roy Van Brindley, Jr., William Brindley, Bradford Leon Brindley, and Jimmy David Brindley.

Further, being the same property conveyed to Julie Braastad, a married woman, by Warranty Deed from Roy Van Brindley Jr., William Michael Brindley, Bradford Leon Brindley, and Jimmy David Brindley,

devissees under the Last Will and Testament of Barbara Sue Ferriss. Said Warranty Deed was dated July 15, 2016 and recorded July 22, 2016 in Instrument Number 20160722-0075878, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights herein. This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 4817 McCool Road, Nashville, Tennessee 37218

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 29th day of March, 2017.

Julie Braastad

Julie Braastad

STATE OF Minnesota
COUNTY OF Anoka

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Braastad, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 29th day of March, 2017.

Jill M Rykhus

NOTARY PUBLIC

My commission expires:

JILL M RYKHUS
Notary Public
Minnesota
My Commission Expires January 31, 2019

True Copy Certification

I Shelly M Smith, 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 correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY