BILL GARRETT, Davidson County
Trans:T20170044913 DEEDQC
Recvd: 05/26/17 09:37 4 pgs
Fees:22.00 Taxes:0.00
20170526-0052524

Quitclaim Deed

RECORDING REQUESTED BY Edward Earl Brannon
AND WHEN RECORDED MAIL TO:
Edward Earl Brannon, Grantee(s)
1925 Moran Ave #A
Nashville, TN 37216
Consideration: $ No consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 072 04 0 103.00
PREPARED BY: Edward Earl Brannon certifies herein that he or she has prepared this Deed.

Signature of Preparer

05.25.17
Date of Preparation

Edward Earl Brannon
Printed Name of Preparer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
26 Day of May, 20 17.
, Deputy Register

THIS QUITCLAIM DEED, executed on _____ in the County of Davidson, State of Tennessee by Grantor(s), Carol Elizabeth Brannon, whose post office address is 1600 Norvel Ave Nashville, TN 37216, to Grantee(s), Edward Earl Brannon, whose post office address is 1925 Moran Ave #A Nashville, TN 37216, - New owner & Tax Bills

WITNESSETH, that the said Grantor(s), Carol Elizabeth Brannon, for good consideration and for the sum of No Consideration ($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

current source of title Book 8315 pg. 699

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TENNESSEE and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Signature of Second Grantor (if applicable)

Edward Earl Brannon
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

AARON HARRIS
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Carol Elizabeth Brannon
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

AARON HARRIS
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 05/25/2017, before me, Omani Jackson, a notary public in and for said state, personally appeared, Carol Elizabeth Brannon and Edward Earl Brannon

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary exp. 08-20-2019

Affiant Known _____ Produced ID X

Type of ID Tennessee Drivers License

(Seal)

OMARI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Edward Brannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March February 19 91

Notary Public

MY COMMISSION EXPIRES: 9/25/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, One Burton Hills Boulevard, Suite 220, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward E. Brannon	Edward and Carol Brannon	72-4
(NAME) Carol E. Brannon	(NAME) 1600 Norvell Avenue	103
(ADDRESS) 1600 Norvell Avenue	(ADDRESS) Nashville, Tennessee 37216	
(CITY) Nashville (STATE) TN (ZIP) 37216	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, The Undersigned

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward E. Brannon and Carol E. Brannon, his wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 11 and 12 of Block "C", on the Map of Inglewood Golf Club Subdivision, of record in Book 843, page 65, Register's Office for said County.

Said Lots No. 11 and 12 front together 135 feet on the westerly side of Norvell Avenue, formerly Little Avenue, and runs back between parallel lines, along the southerly margin of Golf Club Lane, 150 feet to a dead line.

Being the same property conveyed to Leona Francis by deed from Anne A. Tanner, of record in Book 4738, page 606, Register's Office for Davidson County, TN. The said Leona Francis having since deceased.

This conveyance is subject to any and all existing easements and restrictions of record.

01483
IDENTIF. REFERENCE
MAR 25 1 42 PM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is improved (X) unimproved ( ) property, known as 1600 Norvell Avenue, Nashville, Tennessee 37216-3316
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands as of this 1 day of February 19 91

THE ESTATE OF LEONA FRANCIS

BY: Marilyn Smith co-executrix
Marilyn Smith, Co-Executrix

BY: Ellen Blanton Co-executrix
Ellen Blanton, Co-Executrix

User: ANDIE Print Date: 5/26/2017 9:29:40 AM Instrument No: 199103258315699 Page No: 1 of 3