Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

Davidson County	DEEDQC
Recvd: 08/09/17 14:48	5 pgs
Fees:27.00 Taxes:0.00	
20170809-0081718	

After Recording Return To:
BARBARA BRAGIEL
1404 MCKENNIE AVE
NASHVILLE, TN 37206-2316

QUITCLAIM DEED

Send Tax Bills To: Barbara Bragiel
1404 MCKENNIE AVE NASHVILLE TN 37206-2316
Map & Parcel Nos.:
083 02 0 023.00

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, , **C.J. MARSDEN, ALSO KNOWN AS CHARLENE MARSDEN, MARRIED WHO ACQUIRED TITLE AS UNMARRIED HEIREIN JOINED BY SPOUSE, BARBARA BRAGIEL**, does/do hereby quitclaim and convey unto
BARBARA BRAGIEL AND CHARLENE MARSDEN, A MARRIED COUPLE, his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE EASTERLY 67 FEET OF THE WESTERLY 175 FEET OF LOT NO. 15 ON THE PLAN OF H.M. DOAKS'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 15 FRONTS 67 FEET ON THE SOUTHERLY SIDE OF MCKINNE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINE 192 FEET TO AN ALLEY.

APN: 083 02 0 023.00

BEING THE SAME PROPERTY CONVEYED TO C.J. MARSDEN, UNMARRIED BY DEED FROM JUDITH DRAPER, UNMARRIED RECORDED 01/20/2000 IN INSTRUMENT 200001200006899, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is [improved/unimproved] property known as 1404 MCKENNIE AVE NASHVILLE TN 37206-2316
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 19 day of June, 2017.

C.J. MARSDEN,
A/K/A CHARLENE MARSDEN

BARBARA BRAGIEL

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~TENNESSEE~~ KN California
COUNTY OF Alameda

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Barbara Bragiel and Charlene Marsden, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Oakland, CA ~~TN~~ KN, this the 19th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: 12/01/2020

KEITH K. NGUYEN
COMM. # 2174133
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Comm. Exp. DEC. 1, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01461071

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I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00, the county assessed market value.

Michael Martinez - Affiant

STATE OF California
CITY OF Westlake Village

Subscribed and sworn before me this 9th day of August 2017.

Notary Public

My commission expires: 3/31/2021

ELIANA L. BUENROSTRO
COMM. #2187406
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 20

True Copy Certification

I, Meredith Williams , do hereby make oath that I am a
licensed attorney and/or 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

New Owner: Barbara Bragiel
1404 McKennie Ave
Nashville, TN 37206-2316

State of Pennsylvania
County of Allegheny

Personally appeared before me, Adam K. Donnelly, a notary public for this county and
state, Meredith Williams, who acknowledges that this certification of
an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: Sept. 28, 2018
Notary' Seal (if on paper)