Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owners: Suzanne Brandon
137 Abbottsford Dr.,
Nashville, TN 37215

Send tax notice to: Suzanne Brandon
137 Abbottsford Dr.,
Nashville, TN 37215

Map: 117-13-B
Parcel: 4
ID #: 117130B00400CO

Bill Garrett Davidson County
Batch# 57973 DEEDQC
02/12/2018 02:49:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20180212-0013951

QUITCLAIM DEED

I, **Suzanne Brandon,** as **Trustee of the Suzanne Brandon Trust u/w/o Thomas G. Brandon dated September 30, 2010**, and as **Trustee of the Connie Woodham Trust u/w/o Thomas G. Brandon dated September 30, 2010**, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to **Suzanne Brandon, Individually,** her successors and assigns, all of the Grantor's interest in the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of phase One of Abbotsford, as of record in Plat Book 6250, Page 421, Register's Office for said County, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to **Suzanne Brandon, Trustee Suzanne Brandon Trust u/w/o Thomas G. Brandon dated September 30, 2010** and to **Connie Woodham, Trustee, Connie Woodham Trust u/w/o Thomas G. Brandon dated September 30, 2010**, by Quitclaim Deed dated October 13, 2017, of record in Instrument Number 20171018-0106756, Register's Office for Davidson County, Tennessee.

Description is taken from prior deed of record. This improved property is known as 137 Abbottsford Dr., Nashville, Tennessee 37215.

As a result of this conveyance, the aforementioned tract of land is one hundred percent (100%) by Suzanne Brandon, individually.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 9th day of February, 2018.

Suzanne Brandon Trust u/w/o Thomas G. Brandon dated September 30, 2010

BY: Suzanne Brandon
Suzanne Brandon, Trustee

Connie Woodham Trust u/w/o Thomas G. Brandon dated September 30, 2010

BY: Suzanne Brandon
Suzanne Brandon, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Suzanne Brandon, Trustee of the Suzanne Brandon Trust u/w/o Thomas G. Brandon dated September 30, 2010, and **Trustee of the Connie Woodham Trust u/w/o Thomas G. Brandon dated September 30, 2010**, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 9 day of February, 2018.

DP Davidson
Notary Public

My Commission Expires: 7-6-2020

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

Suzanne Brandon
Affiant

Sworn to and subscribed to before me, this the 9 day of February, 2018.

DP Davidson
Notary Public

My Commission Expires:
7-6-2020

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020