Name and Address of New Owner:
Wayne S. Brackin, Jr., Jill P. Brackin, and
Sarah Nichole Brackin
7226 Shagbark Drive
College Grove, TN 37046

Send Tax Statements To:
SAME

This Instrument Prepared By:

(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, Tennessee 37130

Map and Parcel: 105 09 4D 002.00

Bill Garrett Davidson County
Batch# 61611 DEEDQC
02/22/2018 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180222-0017002

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayne S. Brackin, Jr. and Jill P. Brackin, husband and wife,** hereinafter called the GRANTOR have bargained and sold, and by these presents do transfer and convey unto **Wayne S. Brackin, Jr. and Jill P. Brackin, husband and wife, and Sarah Nichole Brackin, as tenants in common with rights of survivorship,** 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, and being all of Unit No. B, 914A Acklen Avenue Townhomes, according to Exhibit C to the Declaration of Covenants, Conditions and Restrictions in Instrument Number 20151008-0101554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Wayne S. Brackin, Jr. and Jill P. Brackin, husband and wife, by Warranty Deed dated February 1, 2018 and filed for record on February 6, 2018 in Instrument 201802060011970 of the Register's Office of Davidson County, Tennessee.

This is improved property known as: 914B Acklen Ave., Nashville, TN 37203

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 hand this 22 day of February, 2018.

Wayne S. Brackin, Jr.

Jill P. Brackin

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, Wayne S. Brackin, Jr., with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and whom acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 22 day of February, 2018.

Commission Expires: 11-20-21

Notary Public

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, Jill P. Brackin, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and whom acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 22 day of February, 2018.

Commission Expires: 11-20-21

Notary Public

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this the 22 day of February, 2018.

Notary Public
My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, John Parker, 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

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, John Parker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY