Bill Garrett Davidson County
Batch# 61838 DEEDQC
02/23/2018 10:56:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180223-0017324

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 7th day of February, 2018.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-23-20

ADDRESS OF NEW OWNER:
Sail R. Brandt
4121 Crestridge Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
New Owner

Map: 132-5, Parcel 32.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Walter T. Brandt, an unmarried man,** Grantor, pursuant to the terms of a Marital Dissolution Agreement filed in the Third Circuit Court of Davidson County, Tennessee Docket No. 16D-1283, hereby quitclaims and conveys all of his undivided right, title and interest in the hereinafter described property to **Sail R. Brandt, an unmarried woman,** Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 52, on the plan of Brookhaven Estates, of record in Plat Book 1835, page 49, 50, & 51, Register's Office for Davidson County, Tennessee and to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Walter T. Brandt and wife, Sail R. Brandt by Quitclaim Deed dated October 18, 2002, from Oak Hill Builders, Inc., of record in Instrument No. 20021025-0130796, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Oakhill Builders, Inc., by Warranty Deed dated May 30, 2002, of record in Instrument No. 20020604-0067615, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property known as 4121 Crestridge Drive, Nashville, Tennessee 37204.

THE EFFECTIVE DATE OF THIS INSTRUMENT is the 12th day of February, 2018.

Walter T. Brandt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Walter T. Brandt, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 7th day of February, 2018.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY