Bill Garrett Davidson County
Batch# 71254 DEEDQC
03/20/2018 10:04:45 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180320-0026049

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Darryl F Bryant, Jr.	Same	Map 53, Group 3 Par. 170.00
1309 Hadley Blvd		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Darryl Bryant a/k/a Darryl F Bryant, Sr.**, the grantor herein, does hereby Quitclaim and convey unto the said **Darryl F Bryant, Jr., single** the Grantees herein, his successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 236, Section "B", Village of Old Hickory, as shown on Plat recorded July 14, 1948, Book 1424, page 67, in the Register's Office for Davidson county, Tennessee, fronting 86.0 feet on Hadley Avenue, containing. 0.29 acres, more or less.

Being the same property conveyed to James Bryant and wife, Molly Bryant by Warranty Deed from Dorothy D Duke dated 4/4/06, filed for record 4/7/06 in Inst.# 200604070040277, said Register's Office for said County; The said James Bryant died February 27, 2009, leaving Molly Bryant as the surviving tenant by entirety. The said Molly Bryant, widow conveyed by Quitclaim Deed in Inst#200906110054308, said Register's Office, said property to Molly Bryant and Darryl Bryant as Joint Tenants with right of survivorship on 6/09/09; and later the said Molly Bryant conveyed her 50% interest in said property to Darryl F Bryant, Jr. in Instr#201009080071451, said Register's Office on 09/02/10, as corrected in Scrivener's Affidavit & Correction dated 3/20/18, filed in Inst# * , said Register's Office., thereby severing the Joint Tenancy and leaving the said Darryl Bryant and Darryl F Bryant, Jr. owners as Tenants in Common.

*20180320-0026048

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 1309 Hadley Avenue, Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is *$0.00*

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

Affiant

My commission expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

WITNESS, the said Grantor hereunder set its hand and seal this 7th day of March, 2018.

Darryl Bryant a/k/a Darryl F Bryant, Sr.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named Darryl Bryant a/k/a Darryl F Bryant, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2018.

My Commission Expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires