Bill Garrett Davidson County
Batch# 112756 DEEDQC
07/05/2018 11:34:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180705-0065090

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Joseph Branch** ("Grantor"), **married**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Natali Efstathiou,** (Grantee) **a married woman,** all of his rights, title, and interests in the following described real property, to wit:

BEING Lot (83) in Block (1) One Hefferman Addition to Nashville. Said lot eighty-three (83) fronts fifty (50) feet on the north side of Alameda Street and extends back northwardly between parallel lines 140 feet to a 15 foot alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20160615-0060465** in said Register's Office. **The grantor intent is to convey any marital rights he may have in said property. **

IN TESTIMONY WHEREOF I have executed this instrument the 3rd day of **July, 2018.**

Joseph Branch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Joseph Branch,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of **July, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/15

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 3rd day of **July, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/15

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PROPERTY ADDRESS: **2406 Alameda St.**
Nashville, TN 37208

TAX PARCEL NO.: **09202037900**

PROPERTY OWNER: **Natali Efstathiou**
OWNER'S ADDRESS: **2406 Alemeda Street**
Nashville, TN 37208

MAIL TAX BILLS TO: **Owner at property address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019