Bill Garrett Davidson County
Batch# 119375 DEEDQC
07/23/2018 03:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180723-0071690

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Affiant

Subscribed and sworn to me on July 19, 2018.

NOTARY PUBLIC

My Commission Expires:

TINA HUESKE
Notary Public, State of Texas
Comm. Expires 12-05-2020
Notary ID. 6409950

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #S
Scott R. Brann Gabriel Ernesto Sandoval Mackenzie Rebecca Sandoval 1603 A 9th Avenue North Nashville, TN 37208	Scott R. Brann 1024 E. 7th Street Houston, TX 77009	081-12-1C-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Scott R. Brann, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, husband and wife, as to a 5% interest, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, 1603 9TH AVENUE NORTH TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions for 1603 9th Avenue North Townhomes, as shown on plat of record in Instrument No. 20161221-0133897, amended and restated in Instrument No. 20180622-0060172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Scott R. Brann by Warranty Deed from Wayne James Investments, LLC, a Tennessee limited liability company, dated May 30, 2018, of record in Instrument No. 20180601-0052151, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1603 A 9th Avenue North Nashville, TN 37208.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on July 19, 2018.

Scott R. Brann

STATE OF TEXAS
COUNTY OF Harris

On July ____, 2018, before me personally appeared, Scott R. Brann, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 19th, 2018.

NOTARY PUBLIC

My Commission Expires: _____

TINA HUESKE
Notary Public, State of Texas
Comm. Expires 12-05-2020
Notary ID. 6409950

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY