Bill Garrett Davidson County
Batch# 120479 DEEDQC
07/25/2018 10:07:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180725-0072435

QUITCLAIM DEED

TO: Randall Keith Canter

This instrument was prepared by:
Amy R. Mohan, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Harriett Marie Resha; Robert Bratcher; Sylvia Adams; Willie Bratcher; Christine Grady; David Bratcher; Shirley Minnis as Executrix of the Estate of Mildred Blankenship

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Address New Owner(s) as Follows:

1401 East Riverwood Dr.
Nashville, TN 37216

Send Tax Bills To:

RANDALL KEITH CANTER
1401 East Riverwood Dr.
Nashville, TN 37216

STATE OF TENNESSEE)
)
COUNTY OF _____)

The actual consideration for this transfer is $10.

_____
Affiant

Sworn to and subscribed before me, this _____ day of September, 2015.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Randall Keith Canter, **Affiant**
Subscribed and sworn before me this the
25 **Day of** July, **20**18.
J. Goodman, **Deputy Register**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harriett Marie Resha; Robert Bratcher; Sylvia Adams; Willie Bratcher; Christine Grady; David Bratcher; Shirley Minnis as executrix of the estate of Mildred Blankenship** (the "Grantors") by these presents does transfer, quitclaim and convey unto **Randall Keith Canter** (the "Grantee"), and Grantee's successors and assigns, all of Grantors' interest in the real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The conveyance of the Property by this Quitclaim Deed is subject to all limitations, restrictions, encumbrances, and matters of public record. This Property is generally known as 1301 Plymouth Avenue Nashville, Davidson County, Tennessee 37216.

This property was originally titled to Wanda June Bratcher and Howard Bratcher as a Tenancy by the Entirety. Mr. and Mrs. Bratcher both died intestate on May 10, 2013. In turn, the property then passed to Mr. Bratcher's siblings, the Grantors.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the _____ day of September, 2015.

GRANTOR: **Shirley Minnis as Executrix of the Estate of Mildred Blankenship**

Shirley Minnis

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Before me, Cody R Stafford, a Notary Public in and for the County and State aforesaid, personally appeared Shirley Minnis as Executrix of the Estate of Mildred Blankenship, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Portland, Tennessee, this 16th day of September, 2015.

Cody R Stafford
Notary Public

My Commission Expires: June 18, 2019

CODY R. STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Lot 25 & PT 24 Resub lots of Eastdale Pl. Same being Parcel Identification No. 061 12 0 141.00. Property located at 1301 Plymouth Avenue, Nashville, Tennessee.

Being the same property conveyed to Wanda June Bratcher f/k/a/ Wanda June Ransom Canter by Deed of record in Book 7778, Page 283. Said Wanda June Bratcher then conveyed said property to Howard Bratcher and wife, Wanda June Bratcher by Quit Claim Deed of record under instrument No. 20011210-0142125, thereby creating a Tenancy by the Entirety. After Wanda June Bratcher and Howard Bratcher's death, sole fee simple titled was vested in Howard Bratcher's siblings, the Grantors on May 10, 2013.