THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 075140
PARCEL: 012.00

NEW OWNER'S ADDRESS:
Teana L & Billy Wayne Braden
8203 Gordon Lane
Hermitafe, TN 37076

SEND TAX BILLS TO:
PrimeLending
18111 Preston Road, Suite 900
Dallas, TX 75252

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Teana C. Braden a/k/a Teana L. Braden, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 141 on the Plan of Hermitage Estates, Section One, as of record in Plat Book 3300, Pages 70 and 71, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Teana C. Braden a/k/a Teana L. Braden by Quitclaim Deed dated 5/14/91 from Billy W. Braden of record in Book 8437, Page 140 and by Deed dated 5/29/76 from Billy G. Anderson and wife, Martha G. Anderson of record in Book 5030, Page 880, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 8203 Gordon Lane, Hermitage TN 37076.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Teana L. Braden and Billy Wayne Braden, wife and husband their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Bill Garrett Davidson County
Batch# 124420 DEEDQC
08/03/2018 10:27:45 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20180803-0076329

IN WITNESS WHEREOF we have hereunto set our hands on the 25th day of July, 2018.

Teana L. Braden

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Teana L. Braden, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 25th day of July, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons as trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 25th day of July, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 25th day of July, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County