Karen Y Johnson Davidson County
Batch# 174215 DEEDQC
12/14/2018 11:49:30 AM 2 pgs
Fees: $13.00 Taxes: $79.18
20181214-0121866

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 Metral Trimble-Brandon, an unmarried woman ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jershua Martin, a married woman and Byron Brandon, Jr., a single man,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 315, Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for said County.

Said Lot No. 315 fronts 65.0 feet on the northerly side of Rowan Drive and extends back 130.0 feet on the westerly line and 130.0 feet on the easterly line, to a dead line in the rear measuring 65.0 feet thereon.

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 Grantors herein by Quit Claim Deed of record at Instrument Number **20181005-0099268,** in said Register's Office.

The said Metral Trimble-Brandon and Metral Brandon are one and the same person.

IN TESTIMONY WHEREOF we have executed this instrument the 13th day of December, 2018.

Metral Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 13th day of December, 2018

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 09/25/2019

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 **$21,400.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 13th day of December, 2018

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 09/25/2019

PROPERTY ADDRESS:	**712 Rowan Drive** **Nashville, TN 37207**
TAX PARCEL NO.:	**05911000800**
PROPERTY OWNER:	**Jershua Martin, Byron Brandon, Jr.**
OWNER'S ADDRESS:	**3670 Montgomery Way** **Smyrna, TN 37167**
MAIL TAX BILLS TO:	**Owners at owner's 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