Prepared By:

ANTONIO FANNING
103 Nan Drive
Hendersonville TN
37075

Karen Y Johnson Davidson County
Batch# 182109 **DEEDQC**
01/09/2019 12:37:08 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20190109-0002395

After Recording Return To:

2979 West School House Lane K406C

Philadelphia, PA 19144

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 9, 2018 THE GRANTOR(S),

- BOBBY D. FANNING and ALICE D. FANNING, a married couple

- _____, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- ANTONIO BRANDON FANNING, a single person, residing at 204 SLAYTON DRIVE, NASHVILLE, DAVIDSON County, Tennessee 37115

the following described real estate, situated in MADISON, in the County of DAVIDSON, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any

part thereof.

TRANSFER IS TO BIOLOGICAL SON

Tax Parcel Number: 033-16-0-093.00

Mail Tax Statements To:
ANTONIO FANNING
2979 West School House Lane K406C
Philadelphia, PA 19144

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 1/9/19

DATED: 1-9-19

BOBBY D. FANNING

ALICE D. FANNING

103 NAN DRIVE

103 NAN DRIVE

HENDERSONVILLE, Tennessee

HENDERSONVILLE, Tennessee

37075

37075

Grantor Signatures:

DATED: _____

_____

_____

_____

_____, _____, _____

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner, ss:

On this 9 day of January, 2019, before me personally appeared BOBBY D. FANNING and ALICE D. FANNING, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Notary Public

Notary
_____
Title (and Rank)

My commission expires 5-22-19

STATE OF _____, COUNTY OF _____, ss:

_____
Notary Public

_____
Title (and Rank)

My commission expires _____

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 100
Bobby D. Fanning, **Affiant**
Subscribed and sworn before me this the
9 **Day of** January, 2019.
Kibria Vanita, **Deputy Register**

_____
Affiant
Affiant's Name: _____

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 73-A on the Plan of Zone Lot Division, Lots 72, 73, 87 & 88, Section I, Primrose Meadows, of record in Plat Book 5800, Page 311, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Fred K. Haston and wife Norine V. Haston by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee, of record in Book 7987, page 740, Register's Office for Davidson County , Tennessee, dated November 13, 1989 and recorded on November 20, 1989.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **204 Slayton Drive, Madison, TN 37115-2334.**

Source of Title

2016 1206 - 0127859