Karen Johnson Davidson County
Batch# 198891 DEEDQC
02/25/2019 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190225-0017064

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon M. Whittaker and Meghan N. Whittaker	SAME AS NEW OWNER	150020120.00
(NAME) 3136 Justin Towne Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Whittaker, a married man**, hereinafter called the Grantor(s), has quitclaimed unto **Brandon M. Whittaker and Meghan N. Whittaker, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 20-B, as shown on the map entitled Zone Lot Division, Lots 15, 17 & 20, Justin Towne, Resubdivision of Lots 13 thru 26, Section Two , of record in Plat Book 5200, Page 528, as amended in Plat Book 5200, Page 619 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRANDON WHITTAKER, AN UNMARRIED MAN, by deed from WENDY RENE HOWARD AND HUSBAND, JEFFREY DAVID HOWARD , of record in Instrument No. 20100430-0033245, dated April 27, 2010, and Notary Affidavit of record in Instrument No. 20100512-0036519, dated May 10, 2010, said Register's Office. Brandon Whittaker having since married. The said Brandon Whittaker being one in the same as Brandon M. Whittaker.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 3136 Justin Towne Court, Antioch, TN 37013.

Witness my hand this 24 day of Jan., 2019.

Brandon Whittaker

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Whittaker the herein 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 and official seal, this the 24 day of Jan., 2019.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

