RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 199435 DEEDQC
02/26/2019 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190226-0017479

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEBRUARY, 2019.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sandy Brainard 926 Marina St. Nashville, TN 37206	Simmons Bank 4220 N. Rodney Parham Rd. Ste. 300 Little Rock, AR 72212	082-12-0-175.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Nancy E. Studhalter,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Sandy Brainard,** her heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56, on the Plan of NEILL S. BROWN'S ADDITION TO EAST NASHVILLE, as of record in Plat Book 57, Page 50, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 56 fronts 50 feet on the Southerly side of Marina Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Sandy Brainard and Nancy E. Studhalter, by Warranty

Deed from LV Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171031-0111374, in the Register's Office of Davidson County, Tennessee, dated October 27, 2017 and recorded on October 31, 2017.

The property being conveyed herein was not a marital residence of Grantor.

WITNESS OUR HAND, this 19 day of February, 2019.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy E. Studhalter, the bargainor~~(s)~~, ~~with whom I am personally acquainted~~ (or proved to me ~~his~~/her identity on the basis of satisfactory evidence) and who acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained.

Witness my hand this 19th day of February, 2019.

Notary Public

My commission expires: June 24, 2021

MARIA GLENDA NICOLAS MANGAPIT
Notary Public – California
Los Angeles County
Commission # 2202529
My Comm. Expires Jun 24, 2021

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)