Karen Johnson Davidson County
Batch# 199568 DEEDQC
02/27/2019 09:47:21 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190227-0017689

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **MARLON A. FANT, UNMARRIED AND BRYAN L. BROWN, UNMARRIED,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **MARLON A. FANT, UNMARRIED,** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson County**, Tennessee, described as follows:

Being all of Lot No. 45, on the Final Plat, Section Two, Spencer Hill, according to plat and survey appearing of record in Instrument No. 20071115-0134114, and in Book 3700, page 59, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Marlon A. Fant, Unmarried and Bryan L. Brown, Unmarried, by deed from Marlon A. Fant, Unmarried, of record in Instrument No. 20141106-0102624, dated November 3, 2014, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

IN TESTIMONY WHEREOF he/she has/have hereunto set his/her hand(s) and seal(s) this 20th day of February, 2019.

Marlon A Fant
MARLON A. FANT

Bryan L Brown
BRYAN L. BROWN

STATE OF TENNESSEE **COUNTY OF** Rutherford

On the 20th day of February, 2019, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **MARLON A. FANT,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 20th day of February, 2019.

My Commission Expires: 12/16/22

Molly L. Smith
Notary Public

MOLLY L SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE **COUNTY OF** Rutherford

On the 20th day of February, 2019, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **BRYAN L. BROWN,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 20th day of February, 2019.

My Commission Expires: 12/16/22

Molly L. Smith
Notary Public

MOLLY L SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration for this transfer is –0-

Affiant

Sworn to and subscribed to before me this 20th day of February, 2019.

My Commission Expires: 12/16/22

Molly L. Smith
Notary Public

MOLLY L SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129
Map/Parcel: 1621-02-0A-045.00CO
Mail Tax Bills to:/Address of owner: Marlon A. Fant, 633 Hays Blackman Loop, Antioch, TN 37013