THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 19th day of April, 2019.

Notary Public
My Commission Expires: 7/5/21

JAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 222077 DEEDQC
04/25/2019 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190425-0038262

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Stephanie B. Reed 1312B Stainback Ave Nashville, TN 37207	FirstBank 318 Seaboard Lane, Ste. 205 Franklin, TN 37067	071-15-0-203.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael J. Brady, an unmarried man and Stephanie B. Reed, an unmarried woman** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Stephanie B. Reed, unmarried** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Williamson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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 the same property conveyed to Michael J. Brady, an unmarried man, and Stephanie B. Reed, an unmarried woman by Warranty deed from The Scarlan Group, LLC, a Tennessee Series Limited Liability Company, Series No. 1407 of record in Instrument No. 20151026-0108692 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 26, 2015.

This is improved property known as 1312B Stainback Avenue, Nashville, TN 37207

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 19 day of April, 2019.

GRANTORS:

Michael J. Brady

Stephanie B. Reed

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Brady and Stephanie B. Reed the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of April, 2019.



Notary Public

My Commission Expires:
(SEAL)

True Copy Certification

I, Jacquelyn Rudolph, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

