Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 224793 DEEDQC
05/02/2019 10:58:33 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20190502-0040832

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is: $120,000.00

Diane Canady
AFFIANT

Subscribed and sworn to before me this 29 day of April, 2019.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-23-20

ADDRESS OF NEW OWNER:
Diane Canady and Terry Canady
8716 Poplar Creek Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

Map: 142-15-0, Parcel 028.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Nancy Herndon and Diane Canady, the heirs at law of Mark Brakebill,** Grantor, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Diane Canady and husband Terry Canady,** Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Section I, Harpeth Valley Park, of record in Book 3600, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Frank Smith and wife, Dessie Smith, and daughter Vaunez S. Brakebill, as joint tenants with the right of survivorship to the survivor of them by Deed from Barbara Jean Townes, of record in Book 4538, Page 257, Register's Office for Davidson County, Tennessee. James Frank Smith predeceased his wife Dessie Smith. Dessie Smith predeceased Vaunez S. Brakebill leaving her as the surviving joint tenant. An Affidavit of Heirship was recorded in Book 11593, Page 865, Register's Office for Davidson County, Tennessee. Vaunez S. Brakebill died on April 11, 2016, and was survived by her children, Nancy Herndon, Diane Canady, and Mark Brakebill. A probate estate was opened for Vaunez S. Brakebill in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 16P-778. Terry J. Canady, Executor of the Estate of Vaunez S. Brakebill conveyed this property to Mark Brakebill by Executor's Quitclaim Deed of record in Instrument No. 20170420-0038789, Register's Office for Davidson County, Tennessee. Mark Brakebill died without a Will on March 21, 2018, and as per Affidavits of Heirship of record in Instrument No. 20190502-0040823, and 20190502-0040824, Register's Office for Davidson County, Tennessee, was survived by Nancy Herndon and Diane Canady, his heirs at law. The Estate of Mark Brakebill was opened for probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 18P-664.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This property is inherited property and has never been the marital residence of either Grantor.

This is improved property known as 601A Harpeth Bend Drive, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29th day of April, 2019.

x Nancy Herndon
Nancy Herndon

x Diane Canady
Diane Canady

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Herndon, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 29 day of April, 2019.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

My Commission Expires: 11-23-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Diane Canady, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 29 day of April, 2019.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

My Commission Expires: 11-23-20