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: $12.00 Taxes: $0.00

20190502-0040833

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 $0.00.

x Nancy Herndon
AFFIANT

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

A. Scott Hubbard
NOTARY PUBLIC
My Commission Expires: 11-23-20

A. SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Nancy Herndon and Diane Canady
1363 General George Patton Rd.
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

Map: 083-03, Parcel 136.00

QUITCLAIM DEED

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

Land in Davidson County, Tennessee, being the South ½ of Lot No 17 on the Map of Minnie E. Martins Subdivision, of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines, along the northerly margin of Carter Street, 105 feet to a 12 foot alley in the rear.

Being the same property conveyed to James Mark Brakebill by Warranty Deed from The Marvin W. Stansell Family Limited Partnership, a Tennessee limited partnership, of record in Book 10313, Page 114, Register's Office for Davidson County, Tennessee. James 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 1300 Riverside Drive, Nashville, Tennessee 37206.

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

Nancy Herndon

Nancy Herndon

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 Apr. 1, 2019.

A. Scott Hurbard

Notary Public

SCOTT HURBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Apr. 1, 2019.

A. Scott Hurbard

Notary Public

SCOTT HURBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20