Karen Johnson Davidson County
Batch# 249567 DEEDQC
06/27/2019 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190627-0062362

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190027151LD

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 064 01 0 013.00

QUITCLAIM DEED

THIS DEED made and entered into on this 14TH day of June, 20 19, by and between **Linda D. Faulkner A/K/A Linda L. Faulkner, individually and as surviving spouse of William S. Faulkner III, deceased**, a mailing address of 502 Brandywine Drive, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **Linda L. Faulkner, an unmarried woman**, a mailing address of 502 Brandywine Drive, Old Hickory, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 502 Brandywine Drive, Old Hickory, TN 37138

Being the same parcel conveyed to David L. Briley and Patricia S. Briley from William S. Faulkner III and Linda D. Faulkner, by virtue of a deed dated 01/18/1979, recorded 01/19/1979, in deed Book 5387, Page 307, County of Davidson, State of Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Linda D. Faulkner

Linda D. Faulkner

A K A Linda L. Faulkner

A/K/A Linda L. Faulkner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Linda D. Faulkner A/K/A Linda L. Faulkner, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE - DAVIDSON, this 14TH day of JUNE, 20 19.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Notary Public
My Commission expires: 1/3/23

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - **Linda L. Faulkner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 14TH day of JUNE, 2019.

Notary Public
My Commission Expires: 1/3/23

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Name and address for person(s) responsible for taxes:

Linda L. Faulkner
502 Brandywine Drive
Old Hickory, TN 37138

Name and address of property owner:

Linda L. Faulkner
502 Brandywine Drive
Old Hickory, TN 37138

LEGAL DESCRIPTION

The following described real property in the City of Old Hickory, County of DAVIDSON, State of TN:

Being Lot No. 3 on the Plan of Brandywine Farms, Section 1, of record in Book 3600, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same parcel conveyed to David L. Briley and Patricia S. Briley from William S. Faulkner III and Linda D. Faulkner, by virtue of a deed dated 01/18/1979, recorded 01/19/1979, in deed book 5387, page 307, County of Davidson, State of Tennessee.

Parcel/APN/Tax ID: 064 01 0 013.00

True Copy Certification

I, **Jennifer Terranova,** 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.

Jennifer Terranova
Signature

State of New York
County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature
My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022