Karen Johnson Davidson County
Batch# 254091 DEEDQC
07/09/2019 11:51:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190709-0066757

QUITCLAIM DEED

This deed is being prepared at the request of the grantors and was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

THIS INSTRUMENT PREPARED BY Woodrow E. Trondsen, Trondsen Law, PLLC, 2000 Meridian Blvd., Suite 275, Franklin, TN 37067 (615) 581-7800		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Seannalyn Brandmeir and Lyndell Brandmeir 1320 West Running Brook Road Nashville, Tennessee 37209	SEND TAX BILLS TO: Quicken Loans 1050 Woodward Ave. Detroit, MI 48226	MAP-PARCEL NUMBERS: 114 07 0B 069.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration, the receipt of which is acknowledged,

SEANNALYN BRANDMEIR and **LYNDELL BRANDMEIR**

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

SEANNALYN BRANDMEIR, unmarried, and LYNDELL BRANDMEIR, unmarried, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to-wit:

Tax Id Number(s): 114070B06900CO

Land in Davidson County, Tennessee, being Lot 45, on the plan of section three, Westchase, of record in instrument 20030807-0112290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Seannalyn Brandmeir, unmarried, and Lyndell Brandmeir, unmarried, by warranty deed dated March 16, 2004, of record in Deed Instrument/Case No. 20040318-0030883, in the County Clerk's Office.

This conveyance is being made to create a joint tenancy with rights of survivorship.

This is improved property known as: 1320 West Running Brook Road, Nashville, TN 37209-5027.

WITNESS OUR HANDS this 5 day of July, 2019.

Seannalyn Brandmeir
SEANNALYN BRANDMEIR

Lyndell Brandmeir
LYNDELL BRANDMEIR

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **SEANNALYN BRANDMEIR** and **LYNDELL BRANDMEIR,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they both executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 5th day of July, 2019.

Priscilla Norman
NOTARY PUBLIC
My Commission Expires:
January 3, 2022

PRISCILLA NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 5th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: January 3, 2022

PRISCILLA NORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY