19-0764

Karen Johnson Davidson County
Batch# 277721 DEEDQC
08/29/2019 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190829-0087381

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Brandy Brown Aaron Oliva 136 Harrington Ave. Nashville, TN 37115	New Owner	05201007300

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Brandy Brown, unmarried,** by these presents does hereby quitclaim and convey unto **Brandy Brown, unmarried and Aaron Oliva, unmarried, tenants in common with right of survivorship,** their heirs, successors and assigns, her rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Madison Realty Company's Subdivision of record in Plat Book 547, Page 164, 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 W. Michael Kennedy and wife, Nancy C. Kennedy by Warranty deed from Norma J. Cook, unmarried of record in Instrument No. 20101005-0079446 Register's Office for Davidson County, Tennessee, dated October 4, 2010 and recorded on October 5, 2010.

Being the same property conveyed to Brandy Brown, an unmarried woman by Warranty deed from W. Michael Kennedy and wife, Nancy C. Kennedy, of record in Instrument No. 20190509-0043752 Register's Office for Davidson County, Tennessee, dated May 8, 2019 and recorded on May 9, 2019.

Being also known as 136 Harrington Ave. Nashville, Tennessee 37115.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29 **day of** August **2019.**

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY BA
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29 day of August, 2019.

Brandy Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brandy Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29 day of August 2019.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

201908290087381

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022