AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-102154-BOX

Karen Johnson Davidson County
Batch# 317291 DEEDQC
11/19/2019 09:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191119-0119183

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

Tax ID No.: 034 13 0 291.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 13 day of November, 2019, by and between **Brandon T. Railey, a married man, who acquired title as single, joined in execution by his spouse, Madyson Grace Railey**, a mailing address of 1333 Apple Valley Rd, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Brandon T. Railey and Madyson Grace Railey, husband and wife, as tenants by the entirety**, a mailing address of 1333 Apple Valley Rd, Madison, TN 37115, 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: 1333 Apple Valley Rd, Madison, TN 37115

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20180621-0059917, recorded on 06/21/2018 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Brandon T. Railey

Brandon T. Railey

Madyson Grace Railey

Madyson Grace Railey

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Brandon T. Railey and Madyson Grace Railey**, 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 Madison TN., this 13 day of November, 2019.

Eddie N. Marthel
Notary Public
My Commission expires: 9-16-2020

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.

Brandon T Railey
Affiant

STATE OF TN.
COUNTY OF Davidson

Sworn to before me this 13 day of November, 2019.

Eddie N. Morthel
Notary Public
My Commission Expires: 9-16-2020

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

Brandon T. Railey and Madyson Grace Railey
1333 Apple Valley Rd
Madison, TN 37115

Name and address of property owner:

Brandon T. Railey and Madyson Grace Railey
1333 Apple Valley Rd
Madison, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 211 ON THE PLAN OF PHASE TWO-A, CEDAR BLUFF, AS OF RECORD IN BOOK 9700, PAGE 238, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRANDON T RAILEY, A SINGLE MAN FROM THOMAS BRADLEY HENDERSON IV, AN UNMARRIED MAN, BY DEED DATED JUNE 14, 2018, AND RECORDED ON JUNE 21, 2018, AS 20180621-0059917.

PARCEL ID NUMBER: 034 13 0 291.00

PROPERTY COMMONLY KNOWN AS: 1333 APPLE VALLEY RD, MADISON, TN 37115

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021