Karen Johnson Davidson County
Batch# 371013 DEEDQC
03/11/2020 09:49:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200311-0027262

This Instrument Prepared by & Return to: Venikkia Branch, 1125 Pawnee Trail, Madison, TN 37115

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Gerald E. Bryant, Sr. and wife, Drusilla Bryant, and Venikkia Cunningham now known as Venikkia Branch, unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Venikkia Branch, a single woman,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 78, Section Seven Cumberland Station at Wilson Camp, as shown on plat of record in Instrument 200610100125617 and rerecorded in Instrument 200610100125619, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

FOR INFORMATION PURPOSES ONLY: 1125 Pawnee Trail, Madison, Tennessee, 37115

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quitclaim Deed of record at Instrument Number **20060321-0032369** in said Register's Office. Durable Power of Attorney for Gerald E. Bryant, Sr. recorded in Instrument Number 20160823-0088277.

The said Venikkia Cunningham and Venikkia Branch, is one and the same person.

IN TESTIMONY WHEREOF we have executed this instrument the 10th day of **March, 2020.**

Gerald E Bryant by Drusilla Bryant, AIF
Gerald E. Bryant, Sr., by Drusilla Bryant, Attorney in Fact

Drusilla Bryant
Drusilla Bryant

Venikkia Branch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Drusilla Bryant and Venikkia Branch** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **10th** day of **March, 2020.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

On this 10th day of March, 2020, before me personally appeared Drusilla Bryant to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gerald E. Bryant, Sr. and who acknowledged that she executed the same as the free act and deed of Gerald E. Bryant, Sr.

WITNESS my hand and official seal at office this 10th day of March, 2020.

Notary Public

My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

Drusilla Bryant being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Gerald E. Bryant, Sr. the principal.

This 10th day of March, 2020.

Drusilla Bryant

WITNESS my hand and official seal at office this 10th day of March, 2020.

Notary Public

My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 10th day of **February, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

PROPERTY ADDRESS:	**1125 Pawnee Trail Madison, TN 37115**
TAX PARCEL NO.:	**053090B213.00CO**
PROPERTY OWNER:	**Venikkia Branch**
OWNER'S ADDRESS:	**1125 Pawnee Trail Madison, TN 37115**
MAIL TAX BILLS TO:	**Owner at owner's address**

Certificate of Authenticity

I, Venikkia Branch 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikkia Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021