Karen Johnson Davidson County
Batch# 385020 DEEDQC
04/14/2020 08:24:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200414-0038625

Property Owner:
Christi W. Branscom
3837 Glenfield Drive
Knoxville, Tennessee 379.

This Instrument Prepared for Recording by:
William A. Mynatt, Jr., Attorney at Law
Lewis, Thomason, King, Krieg & Waldrop, PC
620 Market St., 5th Floor
Knoxville, Tennessee 37902

Send tax bills to:
ORNL Federal Credit Union
221 S. Rutgers Avenue
Oak Ridge, TN 37830

Map/Parcel Numbers:
093-09-OC-006.00-CO

QUITCLAIM DEED

THIS INDENTURE, made this 30 day of Dec, 2019, between, Kevin Scott Branscom of Knox County, Tennessee, Grantor, and Christi W. Branscom, of Knox County, Tennessee, Grantee,

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to her in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, and pursuant to the Final Judgment for Divorce entered in the case of Christi Watkins Branscom v. Kevin Scott Branscom, Knox County Fourth Circuit Court, Cause No. 144759 has bargained, sold, remised, released, and quitclaimed, and does hereby bargain, sell, remise, release, and quitclaim unto the Grantee, the following described premises:

A certain condominium in Davidson County, Tennessee, being Unit 205 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, and amended in Instrument No. 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

BEING the same property conveyed by Michael L. Gorney and Susan K. Gorney, Husband and Wife, to Christi W. Branscom, Married, by Warranty Deed dated April 29, 2019 and recorded as Instrument No. 20190506-0042400 in the Register's Office for Davidson County, Tennessee.

This transfer is made subject to all applicable restrictions, easements, and building setback lines as are shown of record in the Davidson County Register's Office.

and all the estate, right, title, and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein.

No new title examination or survey was made at the time of this transfer, and the legal description contained herein is the same as in the most recent previous deed of record. The preparer makes no representation regarding the description, other than that it has been accurately transcribed from information provided to the preparer.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

KEVIN SCOTT BRANSCOM

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, a Notary Public in and for said County, the within bargainor, **Kevin Scott Branscom**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 31 day of Dec, 2019.

NOTARY PUBLIC

ROSE GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX
MY COMM. EXP. JUNE 06, 2023

My Commission Expires: June 6, 2023

The preparer of this deed makes no representation as to the status of the title of the property described herein.

This transfer is exempt from tax pursuant to T.C.A. Section 67-4-409(a)(3)(E) and no oath of value shall be required.

Sworn and subscribed to before me
this 31 day of Dec, 2019.

ROSE GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX
MY COMM. EXP. JUNE 06, 2023

NOTARY PUBLIC

My Commission Expires: June 6, 2023