Karen Johnson Davidson County
Batch# 399792 DEEDQC
05/13/2020 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200513-0049895

WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

2019-10-950

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ETHEL G. MEDARIES	ETHEL G. MEDARIES	072 11 0 088.00
2421 BRANCH STREET NASHVILLE, TN 37216	2421 BRANCH STREET NASHVILLE, TN 37216	

For good consideration, I (We) **ETHEL GENEVA MEDARIES, ALSO KNOWN AS ETHEL G. MEDARIES, UNMARRIED** whose mailing address is 2421 BRANCH STREET, NASHVILLE, TN 37216, hereby bargain, deed and convey to **ETHEL G. MEDARIES, UNMARRIED** whose mailing address is 2421 BRANCH STREET , NASHVILLE, TN 37216, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 40 FEET OF LOT NO. 14 AND THE SOUTHERLY 15 FEET OF LOT NO. 13 ON THE MAP OF J.R. HENDERSON'S SUBDIVISION, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY T.R. SANFORD, DATED SEPTEMBER 25, 1964, AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT IN THE WEST MARGIN OF BRANCH AVENUE IN THE SOUTH LINE OF BRANCH COURT AS LOCATED AND ESTABLISHED AND SHOWN ON THE PLAN OF BROOKS GARDENS, AS OF RECORD IN BOOK 2330, PAGE 168, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTH MARGIN OF BRANCH COURT, WESTERLY 213.6 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT NO. 1 OF BROOKS GARDENS SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT, SOUTHERLY 55 FEET TO A POINT; THENCE EASTERLY 213.6 FEET TO THE WEST MARGIN OF BRANCH AVENUE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 55 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ETHEL GENEVA MEDARIES BY A DEED DATED 10/20/1965 AND RECORDED 10/21/1965, IN BOOK 3919, PAGE 116, IN THE COUNTY CLERK'S OFFICE OF DAVIDSON, STATE OF TENNESSEE.

APN: 072 11 0 088.00

Property Address: 2421 BRANCH STREET, NASHVILLE, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 4th day of May 2020

Ethel Geneva Medaries A/K/A
ETHEL GENEVA MEDARIES, A/K/A ETHEL G. MEDARIES Ethel G Medaries

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 4th day of May 2020, before me personally appeared **ETHEL GENEVA MEDARIES, A/K/A ETHEL G. MEDARIES** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public
My Commission Expires: 5-26-20

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0

Ethel G Medaries
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 4th day of May, 2020.

James A. Farley
Notary Public
My Commission Expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name and address for person(s) responsible for taxes:
ETHEL G. MEDARIES
2421 BRANCH STREET
NASHVILLE, TN 37216

Name and Address of property owner:
ETHEL G. MEDARIES
2421 BRANCH STREET
NASHVILLE, TN 37216

True Copy Certification

I, Amanda Muller, 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.

Amanda Muller
Signature

State of Maryland
County of Montgomery

Personally appeared before me, Victoria Robinson, a notary public for this county and state, Amanda Muller who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Victoria Lee Robinson
Notary Signature

My Commission Expires: 01/14/2024

VICTORIA LEE ROBINSON
Notary Public
Prince George's County, Maryland
My Commission Expires 1/14/2024