Karen Johnson Davidson County
Batch# 402476 DEEDQC
05/19/2020 09:26:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200519-0051596

THIS INSTRUMENT WAS PREPARED BY: W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite B, Spring Hill, TN 37174		
NAME & ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL ID:**
Alice Yvonne Brandon, Trustee Alice Yvonne Brandon Trust 6147 Mt. View Road Antioch, TN 37013	New Owner	**150 00 0 087.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, ALICE YVONNE BRANDON, declaring that I am the surviving widow of GILBERT BRANDON, JR., deceased, that we were husband and wife at the time we acquired title to the following described real estate and that we continuously remained husband and wife until the date of death of said GILBERT BRANDON, JR., (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto ALICE YVONNE BRANDON, as Trustee of and for the ALICE YVONNE BRANDON TRUST, dated the 30th day of April, 2020, (hereinafter referred to as "Grantee"), its successors and assigns, my entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Land in the Second Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Map of Subdivision of the John Pope Estate, as of record in Minute Book R, page 351, Circuit Court for said County, and being shown as Tract B on a copy of a plat showing a part of the Pearl Hampton Property, made by E. L. Miller Jr. & Co. dated November 5, 1962, and described as follows:

BEGINNING at a point in the center line of Mt. View Road, the northeast corner of the Scott property; thence N. 78° 15'W, 465 feet to a point in the center of a lane; thence with the center line of said lane, N 0° 40'E, 220 feet to a point; thence leaving said lane, S 61° 55' E, 627 feet to a point in the center line of Mt. View Road; thence with the center line of Mt. View Road, S 51° 15' W, 100 feet to the point of beginning, containing 2.1 acres, more or less.

Being the same property conveyed to GILBERT BRANDON, JR. and wife, ALICE YVONNE BRANDON, from ALMA FULLER, by Deed of record in Instrument No.: 00004770-0000104, in the Register's Office for Davidson County, Tennessee, the said GILBERT BRANDON, JR. having since died on October 29, 2019, leaving ALICE YVONNE BRANDON as the surviving tenant by the entireties.

This is improved property commonly known as 6147 Mt. View Road, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

WITNESS my hand this the 30th day of April, 2020.

Alice Yvonne Brandon

ALICE YVONNE BRANDON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared the within named ALICE YVONNE BRANDON, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 30TH day of APRIL, 2020.

George V. Williams
State of Tennessee Notary Public
Davidson County

George V. Williams
NOTARY PUBLIC

My Commission Expires: 11-8-2021 GVWms

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(3)(F): Transfers of real estate to a revocable living trust; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(5).