Karen Johnson Davidson County
Batch# 405864 DEEDQC
05/26/2020 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200526-0054189

This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
EMILY E. KENT BRANDON MASON 3866 Hutson Avenue Nashville, TN 37216	Capstar Bank 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	091-15-0-375.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4)).

AFFIANT

Sworn to and subscribed before me this May 14, 2020.

Notary Public

My Commission Expires: 2/19/23

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, EMILY ELIZABETH KENT, hereinafter called Grantor, for the express purpose of conveying a fifty percent (50%) undivided interest as tenant in common with right of survivorship, does hereby quitclaim unto BRANDON MASON said fifty percent (50%) undivided interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on May 14th, 2020.

Emily Elizabeth Kent
EMILY ELIZABETH KENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EMILY ELIZABETH KENT, 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 Brentwood, Tennessee, this May 14, 2020.



Stacy Boyett
NOTARY PUBLIC

My Commission Expires: 2-19-2023

EXHIBIT A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Grady Roberts Property, of record in Plat Book 4715, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TRAVIS S. CURRY and KATHARINE CURRY, husband and wife, by deed from JEANINE ELIZABETH SANDFORD, of record in Instrument No. 20160913-0096164, dated September 12, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 091-15-0-375.00.

Matters shown on the Plan of record in Plat Book 4715, page 43, said Register's Office.

Being the same property conveyed to EMILY ELIZABETH KENT, an unmarried woman, by Warranty Deed from TRAVIS S. CURRY and KATHERINE CURRY, husband and wife, recorded in Instrument No. 20190705-0065641 dated July 5, 2019, Register's Office for Davidson County, Tennessee.

This is improved property located at 317 54th Avenue North Nashville TN 37209.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).