RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 710271 **Subject Property: Map & Parcel: 084 04 0 047.00**

Property Address: 2511 Meadowood Drive, Nashville, TN 37214

New Owner:
Andrew Jason Brannan
2101 Pontotoc Ave.,
Nashville, TN 37206

Send Tax Bill to:
Same address

Karen Johnson Davidson County
Batch# 442439 DEEDQC
07/22/2020 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200722-0080649

This Instrument was prepared by: Venus Niner
219 Third Avenue North
Franklin, TN 37064
(615) 790-4446

QUITCLAIM DEED

I, **George Allen Brannan**, heir of the Estate of Edward Allan Brannan, hereby quitclaim and convey to **Andrew Jason Brannan,** via my Attorney-in-Fact, Sheila Brannan Longo, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of McGavock Heights, Section One, as of record in Book 2330, page 70, Register's Office for Davidson County, Tennessee.

Said lot 8 fronts 115 feet on the southerly side of Meadowood Drive and runs back between lines 199.5 feet on the western side line and 199.3 feet on the easterly side line to a line at the rear measuring 115 feet thereon.

Being the same property conveyed to Edward A. Brannan, unmarried by Warranty Deed from Evelyn D. Herndon, unmarried, dated 04/20/2012 and recorded 04/26/2012, of record in Instrument 201204260035678, Register's Office for Davidson County, Tennessee.

The said Edward Allen Brannan died intestate on 01/03/2020, and said property vested by operation of law to the heirs, Sheila Brannan Longo, George Allen Brannan, Ana Maria Brannan, Ada Elisa Brannan-Ramsey, Christopher Edward Brannan, Andrew Jason Brannan, and Venus Niner, Heirs of the Estate of Edward Allen Brannan, as evidenced in Case No. 75PR1-2020-PR-63, Probate Court Clerk's Office for Rutherford County, Tennessee. Affidavit of Heirship reference herein as recorded in Instrument # 20200612-0060 Davidson S.C. 84, of Register's office ~~Rutherfo~~rd County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 8 day of June, 2020.

George Allen Brannan, by Sheila Brannan Longo, POA

George Allen Brannan, by Attorney-in-Fact, Sheila Brannan Longo

STATE OF FLORIDA)
COUNTY OF ~~MANATEE~~ Sarasota) ss Sbl)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheila Brannan Longo,** acting as Attorney-in-Fact via a Power of Attorney from George Allen Brannan, who proved her identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of June, 2020.

NOTARY PUBLIC

Josh Jones
State of Florida
My Commission Expires 12/18/2020
Commission No. GG 55815

12-18-2020
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

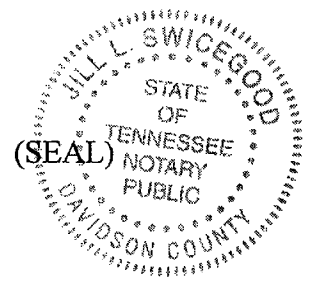
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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