RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 710277

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
20200722-0080653

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

QUITCLAIM DEED

I, **Ana Maria Brannan**, heir of the Estate of Edward Allan Brannan, hereby quitclaim and convey to **Andrew Jason Brannan,** via my Attorney-in-Fact, Venus Niner, 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 #20200612-0060454, of Register's office Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 16th day of June, 2020.

Ana Maria Brannan by Venus Niner

Ana Maria Brannan, by Attorney-in-Fact,
Venus Niner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Venus Niner,** acting as Attorney-in-Fact via a Power of Attorney from Ana Maria 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 16th day of June, 2020.

NOTARY PUBLIC

1-25-2022
My Commission Expires

DEMEKA KAY CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 25, 2022

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.

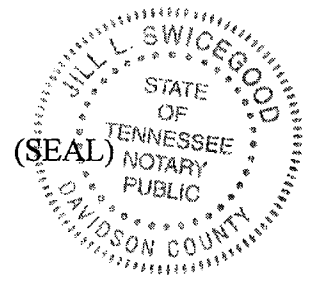
Attorney or Custodian

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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