QUITCLAIM DEED

AJ–QCD-20-3340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph K. Braden II and Julia Yan	**New Owners**	**15011004600**
(NAME)	(NAME)	
3340 Towne Ridge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 443908 DEEDQC
07/24/2020 02:30:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200724-0081686

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOSEPH K. BRADEN II, UNMARRIED

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

JOSEPH K. BRADEN II, UNMARRIED, AND JULIA YAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 121 ON THE PLAN OF RESUBDIVISION OF LOTS 121 AND 122 OF TOWNE VILLAGE OF THE COUNTRY, SECTION 2, AS OF RECORD IN PLAT BOOK 5190, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 121 FRONTS 67.5 FEET ON THE EASTERLY MARGIN OF TOWNE RIDGE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 135 FEET TO A DEAD LINE IN THE REAR, MEASURING 67.5 THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH K. BRADEN II, UNMARRIED, BY WARRANTY DEED FROM MAGED ISHAK, A MARRIED MAN, OF RECORD IN INSTRUMENT NO. 20200309-0026299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter, and therefore Drafter does not accept liability for this instrument*****

Witness my hand this the 23 day of July, 2020.

Joseph K Braden II
JOSEPH K. BRADEN II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JOSEPH K. BRADEN II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of July, 2020.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY