THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Kathleen Marie Mercer, Trustee
410 Adeline Drive
Smyrna, TN 37167

Send Tax Bill to:
Owner

Map-Parcel Numbers:
164-06-0B-033.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Michelle Martin
Affiant

Subscribed and sworn to before me, this the 8th day of July, 2020.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
11/7/21

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kathleen M. Mercer** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Kathleen Marie Mercer, Trustee of the Kathleen Marie Mercer Living Trust dated July 8, 2020, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 565 Bradburn Village Circle, Antioch, TN 37013.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8th day of July, 2020.

**Kathleen M. Mercer**

Karen Johnson Davidson County
Batch# 444495 **DEEDQC**
07/27/2020 03:15:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200727-0082282

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**

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 **Kathleen M. Mercer**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2020.

My commission expires: 1/1/21 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Exhibit A**

Land in Davidson County, Tennessee, being Unit No. 33, together with the appurtenant interest in the common elements of Townhomes of Bradburn Village, a horizontal property regime established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Amended and Restated Declaration of Covenants and Restrictions, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen M. Mercer by Quitclaim Deed from Kathleen M. Niznik, dated July 29, 2019 of record in Instrument No. 20190802-0076607, Register's Office for Davidson County, Tennessee.

KMM