Karen Johnson Davidson County
Batch# 444562 DEEDQC
07/28/2020 07:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200728-0082358

THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Andrea A. Browne
1309 Katie Street
Nashville, Tennessee 37207

New Owner(S) Address &
Mail Tax Statements To:
Andrea A. Browne
1309 Katie Street
Nashville, Tennessee 37207

Property Tax ID#: 071-10-0-055.00
File #: TN605087

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ANDREA A. BROWNE, WHO ACQUIRED TITLE AS ANDREA E. BROWNE, AN UNMARRIED WOMAN, as Grantor, hereby convey all rights, titles and interests that I may have in to ANDREA A. BROWNE, AN UNMARRIED WOMAN, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 071-10-0-055.00

Property Address: 1309 Katie Street, Nashville, Tennessee 37207

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 25 day of June, 2020.

Andrea A. Browne who Acquired Title as Andrea E. Browne

ANDREA A. BROWNE, WHO ACQUIRED TITLE AS ANDREA E. BROWNE

STATE OF TN }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ANDREA A. BROWNE, WHO ACQUIRED TITLE AS ANDREA E. BROWNE, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25 day of June, 2020.

Notary Public
My Commission expires: 3-6-2024

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Andrea A. Browne

Subscribed and sworn to before me this the 25 day of June, 2020.

Notary
My Commission expires: 3-6-2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

The following described property located in the County of Davidson:
Being Lots Nos. 88 and 89 Heights, 89 on the Plan of Haynie's Cumberland as of record in Book 57,Page 170, Register's Office for said County. Said Lots adjoin and front together 100 feet on the easterly side of Katie Avenue, and runs back between parallel lines 125 feet to an alley.
Being that same property conveyed to Andrea E. Browne by Deed from Atherine S. Mayes and William Walker Mayes (deceased) dated July 06, 2018 and recorded July 06, 2018 in Instrument No. 20180706-0065521 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

True Copy Certification

I, Darell Near, do hereby make oath that I am 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.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters