Karen Johnson Davidson County
Batch# 451068 DEEDQC
08/05/2020 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200805-0087038

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Aug 2020.

Notary Public
My Commission Expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
James Orman 728 Brownlee Dr Nashville, TN 37205	Same	142 030A 346.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Patricia B. Orman, James Nicholas Branch and Stephen Michael Branch have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto James Orman and wife Patricia B. Orman their heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit 346 in Deer Lake Retirement Community, a horizontal property regime as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050 Pages 28 and 29 and as amended in Book 5050 pages 62 and 63 and in Book 5215 page 207 Register's Office for Davidson County, Tennessee and described in a master Deed recorded in Book 5097 page 529 through 539 and in By-Laws of Deer Lake Retirement Association, Inc of record in Bok 7556 Page 354 Register's Office for Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to James W. Branch and Helen L. Branch by deed from Shellie Wallace Successor Trustee of record in Instrument No. 20100309-0018065 Register's Office for Davidson County, Tennessee. James William Branch died on August 8, 2013 leaving his wife Helen L. Branch as the surviving tenant by the entirety. Helen L. Branch died on January 19 2017 leaving her daughter Patricia B. Orman and two grandsons James Nicholas Branch and Stephen Michael Branch as her heirs at law as evidence by Affidavit of Heirship of record in Instrument No. 202008050087037 Register's Office for Davidson County, Tennessee.

This is improved property known as 346 Deer Lake Drive, Nashville, Tennessee 37221

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12 day of July, 2020.

Patricia B. Orman
atricia B. Orman

mes Nicholas Branch

Stephen Michael Branch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia B. Orman the bargainor(s), 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 at Nashville, Tennessee, this 12 day of July 2020.

Notary Public

NANCY M. CASH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires My Commission Expires December 13, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Michael Branch the bargainor(s), 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 at Nashville, Tennessee, this 12 day of July 2020.

Notary Public

NANCY M. CASH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires My Commission Expires December 13, 2022

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~FLORIDA~~ Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Nicholas Branch the bargainor(s), with whom I am personally acquainted or proved to me on the ba s of satisfactory evidence and who acknowledged that he executed the within instrument for th purposes therein contained.

Witness my hand and official eal at Palm Harbor, Florida, this 24 day of July 2020.

Carole Whitman
Notary Public

My Commission expires May 04, 2024

CAROLE WHITMAN
Notary Public-State of Florida
Commission # GG 984401
My Commission Expires
May 04, 2024

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY