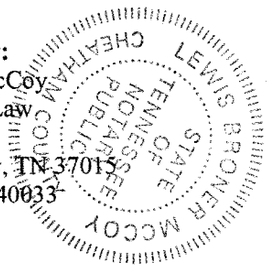
Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 20040033



STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF August, 2020.

NOTARY PUBLIC

My Commission expires: 6/27/22

Address of New Owner	Send Tax Bills To:	Tax Information:
Bryan Henry Talbot and Patricia Talbot 6117 Bresslyn Road Nashville, TN 37205	Same	115-12-0-075.00

QUITCLAIM DEED

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Bryan Henry Talbot**, Grantor, herein does hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my wife, **Patricia Talbot**, her heirs and assigns such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of West Meade Farms, Inc., Section "C", as of record in Book 1835, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 130 feet on the southeasterly side of Bresslyn Road and runs back between lines, 332.8 feet on the northerly line, and 325.3 feet on the southwesterly line to a dead line in the rear on which it measures 162 feet.

Being the same property conveyed to Joseph H. Talbot, III, by Warranty Deed from West Meade Farms, Inc., dated 01/31/1951 and recorded on 05/21/1951 at Book 1974, Page 296, Register's Office for Davidson County, Tennessee. Joseph H. Talbot, III, further conveyed his interest to Joseph H. Talbott, III, and wife, Rebecca H. Talbot, by Quitclaim Deed dated 04/06/1984 of record at Book 6267, Page 712, RODCT. The said Joseph H. Talbot, III, having since died on or about 03/24/2000 leaving Rebecca H. Talbot the surviving tenant by the entirety. The said Rebecca H. Talbot having since died testate on or about 03/17/2005 property devised to Bryan Henry Talbot pursuant to the terms of her Last Will and Testament (Docket No. 05P518, Probate Court for Davidson County, Tennessee) of record in Instrument No. 20060501-0049608, RODCT. Also, being the same property conveyed to Bryan Henry Talbot by Quitclaim Deed from Jana D. Talbot, unmarried, dated 01/20/2011 of record in Instrument No. 20110301-0016213, RODCT.

This is improved property generally located:
6117 Bresslyn Road, Nashville, TN 37205

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

Karen Johnson Davidson County
Batch# 455187 DEEDQC
08/12/2020 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200812-0089877

This conveyance is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **Bryan Henry Talbot and Patricia Talbot, Husband and Wife**, so that the entire property, upon the death of either, will pass to the other.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Bryan Henry Talbot,** has caused this instrument to be executed, this the 6th day of August, 2020.

Bryan Henry Talbot

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Bryan Henry Talbot**, 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.

This the 6th day of August, 2020.

NOTARY PUBLIC
My commission Expires: 8/27/22

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BROWER MCCOY CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 11th day of August, 2020

Notary's Signature

My Commission Expires: 8.27.22

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

202008120089877