This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 560263 DEEDQC
01/25/2021 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210125-0010584

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Andrew A. Braine **4313 Murfreesboro Rd.** **Franklin, TN 37067**	**161-02-0-173.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JEAN LAURINE MORROW** (the "Grantor"), has bargained and sold, and by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **ANDREW A. BRAINE** ("Grantee") all of my interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 65, McMurray Place, Section Two, as shown on plat of record in Plat Book 5200, page 440, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Jean Braine Morrow by deed from Jean Braine Morrow, as Trustee of the Jean Braine Survivor's Trust established June 21, 2014 uta the Braine Family Trust dated July 18, 1985, as amended in 2007, 2011, 2012, and 2014, of record in Instrument No. 20210121-0009151, Register's Office for Davidson County, Tennessee.

This is improved property located at 5084 Meta Drive, Nashville, Davidson County, Tennessee 37211-5722.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 21 day of December, 2020.

GRANTOR:

Jean Laurine Morrow

JEAN LAURINE MORROW

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JEAN LAURINE MORROW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 01st day of December, 2020.

Joseph Lee Richardson

Notary Public

My Commission Expires: 02/19/2024



STATE OF Tennessee)

COUNTY OF Williamson)

The greater of the actual consideration for this transfer is $0.00.

Jean Laurine Morrow
Affiant

Subscribed and sworn to before me,
this 21st day of December, 2020.

Joseph Lee Richardson
NOTARY PUBLIC

My Commission Expires: 02/19/2024

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY JOSEPH LEE RICHARDSON MY COMMISSION EXPIRES FEBRUARY 19, 2024

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, 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.

Jonathan R. Burns

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jonathan R. Burns, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

7-5-21

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 52 BY TENNESSEE GOVERNOR BILL LEE, DATED JUNE 29, 2020.