Karen Johnson Davidson County
Batch# 609648 DEEDQC
04/07/2021 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210407-0046221

This Instrument Prepared by:
**Legends Title Services, LLC**
**2494 N. Mt. Juliet Road, Suite 300**
**Mt. Juliet, TN 37122**

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED AND LEGENDS TITLE SERVICES, LLC., SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.**

**ADDRESS NEW OWNER:**
Joshua Good
Bryana Lavery Good
4114 Edwards Avenue
Nashville, TN 37216

**SEND TAX BILL TO:**
American Pacific Mortgage Corporation
3000 Lava Ridge Court Suite 200
Roseville, CA 95661

**Map/Parcel: 061-10-0-092.00**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, we, **Joshua Good, unmarried and Briana Lavery, unmarried woman, as joint tenants with right of survivorship** hereby convey, transfer, remise, release, relinquish and quitclaim all of my right, title, and interest unto **Joshua Good, and Bryana Lavery Good, husband and wife, as joint tenants with the right of survivorship, ,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Part Maplewood Heights of record in Plat Book 2854, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Joshua Good, unmarried man by Warranty deed from George Pruitt and wife, Joy E. Pruitt of record in Instrument No. 20170606-0056294 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 06, 2017.**

**Being the same property conveyed to Joshua Good, unmarried and Bryana Lavery, unmarried woman, as joint tenants with right of survivorship by Quitclaim deed from Joshua Good, unmarried man of record in Instrument No. 20170721-0074033 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 21, 2017 and Scriveners Affidavit recorded on July 17, 2020, in Instrument No. 20170717-0078905. Bryana Lavery Good is one and the same as Briana Lavery Good; however, Bryana is the correct spelling.**

**This is IMPROVED property known as 4114 Edwards Avenue, Nashville, TN 37216.**

**WITNESS MY HAND** on this the 21st day of March, 2021.

**Joshua Good**

**Bryana Lavery Good**

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Personally appeared before me, Geri Forkum (notary public), Joshua Good, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires: 6-26-23

Notary Public

GERI FORKUM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

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Notary Public

GERI FORKUM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**OATH OF CONSIDERATION**

I, hereby swear or affirm that the actual consideration for this transfer, is $0.00

AFFIANT

Subscribed and sworn to before me this the 31st day of MARCH, 2021.

NOTARY PUBLIC

My Commission Expires:

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

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**2494 N. Mt. Juliet Road, Suite 300**
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