Karen Johnson Davidson County
Batch# 624491 DEEDQC
04/28/2021 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210428-0056673

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
John Braswell Leigh Ann Braswell 1796 Balvenie Court Brentwood, TN 37027	Same As New Owner	083-08-0-052.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Leighann M. Braswell and John Braswell, wife and husband**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **THE JOHN AND LEIGH ANN BRASWELL FAMILY TRUST DATED DECEMBER 20, 2019,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

LAND in Davidson County, Tennessee, BEING Lot No. 1, on the Plan of Re subdivision of Lot 57, Rosewood Heights, Section Two, of record in Book, 3842, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Leighann M. Braswell and John Braswell, wife and husband, by Warranty Deed dated September 25, 2012 from Wendy H. Stevens, unmarried, recorded October 19, 2012, in Instrument Number 20121019-0095935, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 802 Crescent Hill Place, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

John Auburn Braswell

Leigh Ann Mishelle Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared John Auburn Braswell and Leigh Ann Mishelle Braswell, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 23th day of April, 2021.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 23 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

