Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Steven Tanner Bryan 1131A Cahal Ave. Nashville, TN 37206	New Owner	072-14-1F-001.00-CO

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Coffee

The actual consideration or value, whichever is greater, for this transfer is $0.00

Stephanie L. Bryan
Affiant

Subscribed and sworn to before me, this 4th day of May 2021.

Sandra K. Phillips
Notary Public

My Commission Expires:
12/30/2024

SANDRA K. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Stephanie L. Bryan, unmarried,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Steven Tanner Bryan, unmarried** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1131A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1131 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150529-0049545, and being shown on Plat attached thereto as Exhibit "B", 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 Stephanie L. Bryan by Executor's deed dated September 24, 2020 and recorded October 1, 2020, in Instrument No. 20201001-0113112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale M. Bryan, married, by Warranty deed from 909 Development Group, LP, a Tennessee limited partnership, of record in Instrument No. 20170503-0043393, dated April 27, 2017 and recorded May 3, 2017, Register's Office for Davidson County, Tennessee. Said Warranty deed incorrectly stated the Map & Parcel ID as 172-014-1-001.00-CO. Dale M. Bryan died on May 21, 2018, and his Last Will and Testament appointed Stephanie Lynn Bryan Executor of his estate with full power and authority to convey the subject property. (Probate Court of Franklin County, Tennessee, Docket #2018-PR-73).

Karen Johnson Davidson County
Batch# 635983 DEEDQC
05/14/2021 08:24:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210514-0065068

This is improved property located at: 1131A Cahal Avenue, Nashville, Tennessee 37206.

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 29 day of April 2021.

GRANTOR:

Stephanie L. Bryan

STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Stephanie Lynn Bryan, 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.

IN WITNESS WHEREOF, this the 29 day of April 2021.

SANDRA K. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public
My Commission Expires: 12/30/2024