AFTER RECORDING RETURN TO:
Old Republic Title
530 South Main Street, Suite 1061
Akron, OH 44311
File No. 01-21063888-02C

Karen Johnson Davidson County
Batch# 677784 DEEDQC
07/15/2021 03:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210715-0095527

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 034140A00100CO

QUITCLAIM DEED

THIS DEED made and entered into on this 25th day of June, 2021, by and between **ANGELA BRANSFORD AND HUSBAND, FLOYD BRANSFORD and JOSEPHINE SETTLES, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP**, a mailing address of 628 Betty Lou Drive, Madison, TN 37115, hereinafter referred to as Grantor(s) and **FLOYD BRANSFORD and ANGELA BRANSFORD, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** a mailing address of 628 Betty Lou Drive, Madison, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davison County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 628 Betty Lou Drive, Madison, TN 37115

Being the same property conveyed to Angela Bransford and husband, Floyd Bransford and Josephine Settles, unmarried, as tenants in common with full rights of survivorship in a Warranty Deed from M. R. Stokes, married, recorded on 05/16/2017 under Instrument Number 20170516-0048336, in Davison County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ANGELA BRANSFORD

FLOYD BRANSFORD

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ANGELA BRANSFORD and FLOYD BRANSFORD, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 25th day of June, 2021.

Notary Public
My Commission expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Josephine Settles
JOSEPHINE SETTLES

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JOSEPHINE SETTLES, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 25th day of June, 2021.

VP

Notary Public
My Commission expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 25th day of June, 2021.

Notary Public
My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

FLOYD BRANSFORD and ANGELA BRANSFORD
628 BETTY LOU DRIVE
MADISON, TN 37115

Name and address of property owner:

FLOYD BRANSFORD and ANGELA BRANSFORD
628 BETTY LOU DRIVE
MADISON, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 1 FINAL CLUSTER PLAT OF CUMBERLAND BEND, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20191231-0118971, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL ID NO.: 034140A00100CO

PROPERTY COMMONLY KNOWN AS: 628 BETTY LOU DRIVE, MADISON, TN 37115

Tennessee Certification of Electronic Document

I, Donna Scaretto, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25,2021 (date of document).

Affiant Signature

07-05-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954