Karen Johnson Davidson County
Batch# 690692 DEEDQC
08/04/2021 04:15:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210804-0105099

STATE OF TENNESSEE

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant

Subscribed and sworn before me this the
4 **Day of** Aug, 2021.
A. Hayes, **Deputy Register**

THIS INSTRUMENT WAS PREPARED BY WIDRIG LAW, PLLC 500 Church Street, Suite 250 Nashville, TN 37219		
ADDRESS NEW OWNER (S) AS FOLLOWS: **Marybeth Briney**	SEND TAX BILLS TO: **Marybeth Briney**	MAP / PARCEL NUMBER (S)
(NAME) **116 Becker Avenue**	(NAME) **116 Becker Avenue**	**053-11-0-069.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Old Hickory, TN 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND IN CONSIDERATION OF THE MUTUAL PROMISES AND COVENANTS IN THE PARTIES' MARITAL DISSOLUTION AGREEMENT AND FINAL DECREE OF DIVORCE, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOUGLAS WILSON BRINEY, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **MARYBETH BRINEY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 23, in Block "B" on the Plan of Subdivision Map No. 3 of Life and Casualty Insurance Property at Old Hickory of record in Plat Book 974, Page 11, 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 Jamia L. Lockmiller, a single person by Special Warranty Deed from Lasalle Bank National Association as Trustee for First Franklin Mortgage Loan Trust 2007-FF2, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, by its duly authorized attorney in fact, National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc. of record in Instrument No. 20080620-0063522 Register's Office for Davidson County, Tennessee, dated June 5, 2008 and recorded on June 20, 2008, Subject property having never been the primary residence of the spouse Jamia L. Lockmiller.

Being the same property conveyed by Warranty Deed from Jamia L. Lockmiller to MaryBeth Briney and Douglas Briney, wife and husband, dated August 10, 2018, of record in Instrument No. 20180817-0081840, recorded June 17, 2018, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes.

This is improved property known as: 116 Becker Avenue, Old Hickory, TN 37138.

TO ~~HAVE AND~~ TO HOLD the said tract or parcel of land, with the appurtenances, ~~estate~~, title and interest thereto belonging to the said GRANTEE, ~~their heirs and assigns forever; and~~ we do covenant with the GRANTEE that we are lawfully seized and possessed of said land in fee simple, ~~have a good right to convey it~~ and the same is unencumbered, unless otherwise herein set out; and we ~~do~~ further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the ~~title~~ to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims ~~of~~ all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the ~~use of~~ any gender shall be applied to all genders.

It is expressly agreed by the parties hereto that all taxes for the year 2021 shall be paid by the GRANTEE.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 2 day of August, 2021.

DOUGLAS WILSON BRINEY, JR.

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS WILSON BRINEY, JR., the within named grantor/bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of August, 2021.

Sheliah Reid
Notary Public

My Commission Expires: 01-08-2024

SHELIAH REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 8, 2024

Witness our hands this the 2 day of August, 2021.

MARYBETH BRINEY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARYBETH BRINEY, the within named grantee/bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of August, 2021.

Notary Public

My Commission Expires: 05/02/2022

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022