THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY
P. O. Box 608
Madison, TN 37116-0608
(615) 868-6253

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
L. D. Brannom, Jr., Michael E. Brannom	Same	71-07
1409 Brannom Drive		122
Madison, Tn. 37115		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.
Sworn to and subscribed before me, this 9th day of ~~July, 2016~~ SEPT, 2020

Michael E Brannom
AFFIANT

VICKY V. KLEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires NOV 8, 2021

My Commission Expires: / / .
NOTARY PUBLIC

FOR AND IN CONSIDERATION OF the sum of ten dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan Brannom Christian**, "Grantor", being one of the heirs of Dorothy M. Brannom, does hereby quitclaim and convey unto **L. D. Brannom, Jr. and Michael E. Brannom**, "Grantees", their heirs and assigns, any and all right, title and interest she may have in and to the following described property in Davidson County, Tennessee:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Stephen A. Draper, dated September 1, 1954, as follows:

BEGINNING at a point in the easterly margin of Dickerson Road, as widened, 127 4/10 feet north of the intersection of the easterly margin of Dickerson Road and the northerly margin of Trinity Lane, as widened; thence in a northerly direction along the easterly margin of Dickerson Road North 18 degrees 30 min. East 230 feet to an iron pin; thence in an easterly direction south 79 degrees 51 min. east 194 6/10 feet to an iron pin; thence continuing in an easterly direction south 85 degrees 10 min. east 135 feet to an iron pin; thence in a southerly direction south 19 degrees 12 min. west 47.5 feet to a point; thence in an easterly direction 80 feet, more or less, to an iron pin; thence in a southerly direction south 15 degrees 12 min. west 100 feet to an iron pin; thence continuing in a southerly direction 5 feet to an iron pin; thence in a westerly direction 85 degrees 10 min. west 215 feet to an iron pin; thence in a southerly direction 67.43 feet to a point; thence in a westerly direction north 85 degrees 10 min. west 192.8 feet to the point of beginning.

Karen Johnson Davidson County
Batch# 714977 DEEDQC
09/13/2021 02:49:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210913-0122484

INCLUDED in the above but excluded therefrom is that part of the property conveyed to Shell Oil Company, by deed of record in Book 3311, page 635, Register's Office, as follows:

BEGINNING at a point in the easterly right of way line of the Dickerson Road at the northwest corner of the H. M. Parrish property; thence with the Parrish's north line, north 88 degrees 51 min. east 188.13 feet to a point; thence north 12 degrees 43 min. east 75 feet to a point; thence south 88 degrees 53 min. west 188.64 feet to a nail and bottle cap in the east margin of Dickerson Road; thence with the margin of said Road, southerly 75 feet to the point of beginning.

Being the same property conveyed to L. D. Brannom, Sr., L. D. Brannom, Jr. and Michael E. Brannom by Installment Deed of record in Book 4806, page 226, Register's office for Davidson County, Tn. L. D. Brannom, Sr. died testate on August 29, 1999, and pursuant to his Last Will and Testament, of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 00P-528, he devised his interest to his wife, Dorothy M. Brannom. Dorothy M. Brannom died on February 27, 2020, unmarried and survived by her children and only heirs at law, L. D. Brannom, Jr., Michael E. Brannom, and Susan Brannom Christian. In accordance with her unprobated Will, Dorothy M. Brannom devised all of her interest in said property in equal shares to L. D. Brannom, Jr. and Michael E. Brannom.

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

This is improved property located at 2211 Dickerson Road, Nashville, Tn. 37207

Witness my hand at Madison, Tennessee, this 18th day of September, 2020.

Susan Brannom Christian

Susan Brannom Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, **Susan Brannom Christian**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within *Quitclaim Deed* for the purposes therein contained.

WITNESS my hand, at office, this 18th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: / / .

MARY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021