ən Johnson Davidson County
Batch# 722091 DEEDQC
09/23/2021 08:38:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210923-0127781

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Map & Parcel #:173-09-0A-729.00 CO

QUIT CLAIM DEED

Owner & Property Address:
CANDACE J. BRENNER, Trustee
CANDACE J. BRENNER FAMILY TRUST
4327 Barnes Cove Drive
Nashville, TN 37027

Mail Tax Statement to:
PHH Mortgage Company
P.O. Box 5452
Mt. Laurel, NJ 08054-5452

The GRANTOR, CANDACE J. BRENNER, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to:

CANDACE J. BRENNER, Trustee,
CANDACE J. BRENNER REVOCABLE LIVING TRUST, dated August 30, 2021

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot No. 602 on the Plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, 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 Reid C. Scheidemantel and Candace J. Brenner, by Quit Claim Deed of record as Instrument Number 20190122-0006179 in the Register's Office of Davidson County, Tennessee. The said Reid C. Scheidemantel died February 18, 2021, and title having vested in Candace J. Brenner as surviving tenant by the entirety.
>
> This conveyance is made subject to subdivision restrictions, building lines, and easements of record in Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 4327 Barnes Cove Drive, Nashville, Tennessee.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 30th day of August, 2021, by the undersigned.

Candace J. Brenner
CANDACE J. BRENNER

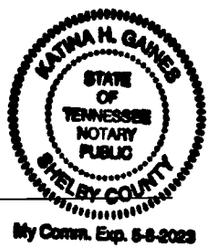
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared CANDACE J. BRENNER to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 30th day of August, 2021.

Katina H. Gaines
NOTARY PUBLIC



My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. '67-4-409(a)(4).