THIS INSTRUMENT PREPARED BY
Vanquish Land Title, LLC
1428 Aversboro Rd., STE A
Garner, NC 27529

When Recorded Please Return To:

Karen Johnson Davidson County
Batch# 794153 DEEDQC
01/21/2022 03:21:30 PM 6 pgs
Fees: $37.00 Taxes: $0.00
20220121-0008279

File No.: 21VLT-0429TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Nicole Branigan 420 Dupont Avenue Madison, TN 37115	Gary Branigan 420 Dupont Avenue Madison, TN 37115	043 09 0 334.00

THIS INDENTURE made this 3rd day of December, 2021 between, **Nicole Branigan and Gary Branigan, wife and husband**, First Parties
and
Nicole Branigan, an unmarried woman, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

See attached legal as Exhibit "A"

Parcel ID: 043 09 0 334.00

Commonly known as 420 Dupont Avenue, Madison, TN 37115
However, by showing this address no additional coverage is provided

Being the same property conveyed to NICOLE BRANIGAN AND GARY BRANIGAN, WIFE AND HUSBAND by KAREN MILLER, TRUSTEE OF THE REVOCABLE TRUST OF KAREN MILLER in an instrument dated July 22, 2019 and recorded April 14, 2020 in Instrument 20200416-0039968.

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

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 3rd day of December, 2021

Gary Branigan

STATE OF Tennessee

COUNTY OF Davidson

I, Lindsay Frederick, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Gary Branigan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 09.02.2024

(SEAL)

LINDSAY FREDERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2021.

Notary Public

My Commission Expires: 09.02.2024

LINDSAY FREDERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 3 day of December, 21.

Nicole Branigan

STATE OF TN

COUNTY OF Davidson

I, Derek Truelove, a Notary Public for the County of Wilson and State of TN, do hereby certify that Nicole Branigan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 3-24

(SEAL)

DEREK TRUELOVE III
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

STATE OF TN
COUNTY OF Davy

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7 day of Dec, 24.

Notary Public

My Commission Expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON , STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING THE WESTERLY ONE-HALF OF TRACT I, BLOCK K, OF WOODLAWN, ESTATES, A SUBDIVISION OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID: 043 09 0 334.00

Commonly known as 420 Dupont Avenue, Madison, TN 37115
However, by showing this address no additional coverage is provided

This being the same property conveyed to NICOLE BRANIGAN AND GARY BRANIGAN, WIFE AND HUSBAND by Warranty Deed of KAREN MILLER, TRUSTEE OF THE REVOCABLE TRUST OF KAREN MILLER dated July 22, 2019 and recorded in Instrument 20200416-0039968, in the Register of Deeds for Davidson County, Tennessee.

I, Dillon Del Favero, 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 **12/3/2021**

Dillon Del Favero

Date **12/3/2021**

State of North Carolina

County of Wake

Sworn to and subscribed before me this **12/3/2021**

DEIRDRE L LEACH
NOTARY PUBLIC
JOHNSTON COUNTY, NC
My Commission Expires 9-25-2024

Notary's Signature
MY COMMISSION EXPIRES: