...Johnson Davidson County
Batch# 802756 DEEDQC
02/09/2022 11:23:56 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220209-0014966

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
[signature], Affiant
Subscribed and sworn before me this the
9 Day of Feb, 2022
[signature], Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Yvette Eileen Brevеard
AND WHEN RECORDED MAIL TO: / Tax bill sent to you
Yvette Eileen Brevеard, Grantee(s)
2749 Combs Dr.
Nashville, TN 37207
Consideration: $ No Consideration
Property Transfer Tax: $
Assessor's Parcel No.: 060130154.00
PREPARED BY: [signature] certifies herein that he or she has prepared this Deed.
[signature]
Signature of Preparer
1/27/2022
Date of Preparation
Yvette Eileen Brevеard
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 1/27/2022 in the County of Davidson, State of Tennessee by Grantor(s), Danny Ray Drake + Yvette Eileen Brevеard, whose post office address is 1195 Wedgewood Ave Apt. 814, to Grantee(s), Yvette Eileen Brevеard, whose post office address is 2749 Combs Dr.,

WITNESSETH, that the said Grantor(s), Danny Ray Drake, for good consideration and for the sum of zero ($ zero) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, Source of title Book 9664 page 101

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor	Signature of Second Grantor (if applicable)
Danny Drake	
Print Name of Grantor	Print Name of Second Grantor (if applicable)
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
Janette Russell	
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee	Signature of Second Grantee (if applicable)
Yvette E. Breveard	
Print Name of Grantee	Print Name of Second Grantee (if applicable)
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
Janette Russell	
Print Name of First Witness to Grantee(s)	Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Williamson

On February 1st 2022, before me, Christopher Paul Mitchell, a notary public in and for said state, personally appeared, Yvette Breveard and Danny Drake

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known No Produced ID Yes

Type of ID Tennessee Driver's License

(Seal)

CHRISTOPHER PAUL MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires Nov. 16, 2022

Pg 53

WARRANTY DEED

BOOK 9664 PG 101

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YVETTE BREVEARD (NAME)	Guaranty Trust Company (NAME)	MAP 60-13
2749 COMBS DRIVE (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	154.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DOCK DRUMMOND, JR. AND WIFE, GERALDINE DRUMMOND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YVETTE BREVEARD AND DANNY DRAKE, UNMARRIED PERSONS AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section 2, First Addition, Trinity Hills Village, of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dock Drummond, Jr. and wife, Geraldine Drummond, by Deed of record in Book 7002, page 409, Register's Office for Davidson County, Tennessee.

57781

IDENTIFICATION REFERENCE

95 MAY -4 AM 10:08

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7807 05/04 0101 CHECK 221.75

unimproved ( )
This is improved (X) property, known as 2749 Combs Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand & this 2nd day of May 19 95

DOCK DRUMMOND, JR.

GERALDINE DRUMMOND