Karen Johnson Davidson County
Batch# 807760 DEEDQC
02/17/2022 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220217-0018501

# QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on July 28, 2018.

NOTARY PUBLIC

My Commission Expires: March 8, 2021

GABRIEL PLEDGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #S |
|---|---|---|
| Scott R. Brann<br>1603 A 9th Avenue North<br>Nashville, TN 37208 | Scott R. Brann<br>1024 E. 7th Street<br>Houston, TX 77009 | 081-12-1C-001.00-CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Scott R. Brann, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, 1603 9TH AVENUE NORTH TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions for 1603 9th Avenue North Townhomes, as shown on plat of record in Instrument No. 20161221-0133897, amended and restated in Instrument No. 20180622-0060172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Scott R. Brann by Warranty Deed from Wayne James Investments, LLC, a Tennessee limited liability company, dated May 30, 2018, of record in Instrument No. 20180601-0052151, in the Register's Office of Davidson County, Tennessee. Being further conveyed to Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, husband and wife, as to a 5% interest, by Quitclaim Deed from Scott R. Brann, of record in Instrument No. 20180723-0071690, in the Register's Office of Davidson County, Tennessee

This is improved property known as 1603 A 9th Avenue North Nashville, TN 37208.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands on July 28, 2018.

Gabriel Ernesto Sandoval

Mackenzie Rebecca Sandoval

GABRIEL PLEDGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Notary acknowledgement on following page

STATE OF TENNESSEE,
COUNTY OF Davidson

On July 28, 2018, before me personally appeared, Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 28, 2018.

NOTARY PUBLIC

My Commission Expires: March 8, 2021

GABRIEL PLEDGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on July 28, 2018.

Signature 07/28/2018

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 28th day of July, 2018.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202202170018501