Karen Johnson Davidson County
Batch# 821106 DEEDQC
03/11/2022 04:04:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220311-0029037

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Phillip Britton Jr Candice E. Britton 3756 Priest Lake Drive Nashville, TN 37217	Same	136 10 0 016.00

FOR AND IN CONSIDERATION of other monetary consideration, Phillip Britton, Jr., (the "Grantor"), does hereby quitclaim, transfer and convey all his interest in and to the following described property to Phillip Britton Jr., and Candice E. Britton, (the "Grantees"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows:

Land in Davidson County, Tennessee being Lot no. 358, on the Plan of priest Lake Park Section 6, of record Plat Book 5050, pages 21 and 22 in the register's office for Davidson County.

Source of title 20050207-0014288

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 20050207-0014288

BEING the same property conveyed to Phillip Britton, Jr., a married person, by Donna Smith, a married person, by Quitclaim Deed of Record, Instrument Number 20160405-0032557, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 6 day of March, 2022.

PHILLIP BRITTON, NJR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Hether Crawford, a Notary Public in and for said County and State, aforesaid, personally appeared Phillip Britton, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Nashville, Davidson County, Tennessee, this 6th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 11.6.24

HETHER CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer of property is $-0-.

Affiant

Sworn to and subscribed before me
This ____ day of _____, 2022.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
11 Day of March, 2022.
Brandi Wilson, Deputy Register