Karen Johnson Davidson County
Batch# 844106 DEEDQC
04/22/2022 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220422-0046551

Return to:
SPRUCE HOLDINGS
6100 TENNYSON PARKWAY
PLANO TX 75024
FILE NO. 114360079359

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SYDNEY CAROLINE BRANNAN	SYDNEY CAROLINE BRANNAN	082 09 0X 007.00
1302B 7TH AVE N NASHVILLE, TN 37208	1302B 7TH AVE N NASHVILLE, TN 37208	

FOR AND IN 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, **CONNOR FRANKLIN HARRELL, WHO TOOK TITLE AS AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **CONNOR FRANKLIN HARRELL AND SYDNEY CAROLINE BRANNAN, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7 on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915, in the Register's Office of Davidson Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Connor Franklin Harrell, an umarried man, by a Deed dated 03/06/2019 and recorded on 03/08/2019 as Document No. 20190308-0021445 in the County of Davidson, State of Tennessee.

Property known as, 1302B 7TH AVE N, NASHVILLE, TN 37208

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 my hand this 12 day of January, 2022

CONNOR FRANKLIN HARRELL

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **CONNOR FRANKLIN HARRELL**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 09/02/24

202204220046551

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 12 day of January, 2020

Notary Public

My commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202204220046551

Tennessee Certification of Electronic Document

Date of Certification: 04/07/2022

I, Nolan Ackerman (*Signer's Name*), 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 on 01/12/2022 and authenticated according to law.

Signature

Nolan Ackerman - Agent, Spruce Land Services, LLC

State of TEXAS

County of DALLAS

Personally appeared before me, Shaun Robertson (*Notary's Name*), a notary public for this county and state, Nolan Ackerman (*Signer's Name*), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10/15/2025

NOTARY'S SEAL

