Karen Johnson Davidson County
Batch# 864409 DEEDQC
05/27/2022 01:11:55 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220527-0061975

Prepared By:

ANTONIO FANNING
204 Slayton Drive
Madison TN 37115

After Recording Return To:

Alice & Bobby Fanning
103 Nan Drive

Hendersonville, Tennessee 37115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 27, 2022 THE GRANTOR(S),

- BOBBY FANNING and ALICE FANNING, a married couple

for and in consideration of: $1.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- ANTONIO BRANDON FANNING, a single person, residing at 204 SLAYTON DRIVE, MADISON, DAVIDSON County, Tennessee 37115

the following described real estate, situated in MADISON, in the County of DAVIDSON COUNTY, State of Tennessee

Legal Description: See attached *Exhibit A*

Source of Title
20161213-0130469

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) 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.

Transfer is to biological son.

Tax Parcel Number: 033116024300

Mail Tax Statements To:
ANTONIO FANNING
204 SLAYTON DRIVE
MADISON, Tennessee 37115

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 5/27/22

Bobby Fanning

BOBBY FANNING

103 NAN DRIVE

HENDERSONVILLE, Tennessee

37075

DATED: 5/27/22

Alice Fanning

ALICE FANNING

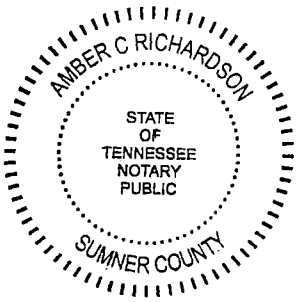
103 NAN DRIVE

HENDERSONVILLE, Tennessee

37075

STATE OF TENNESSEE, COUNTY OF SUMNER, ss:

On this 27th day of May, 2022, before me personally appeared BOBBY FANNING and ALICE FANNING, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Amber C Richardson
Notary Public

Notary Public
Title (and Rank)

My commission expires 10/23/2023

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Bobby Fanning
Affiant

Affiant's Name: Bobby FANNING
& Alice N Fanning
Alice Fanning

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 Alice N Fanning **Affiant**
Subscribed and sworn before me this the
27 **Day of** May, **20**22
A. Hayes, **Deputy Register**

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160109292 DEEDWARR
Recvd: 12/13/16 10:18 2 pgs
Fees:13.00 Taxes:499.50
20161213-0130469

16-0742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 5th day of December, 2016.

Notary Public
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alice Diane Fanning, et vir	SAME	033-16-0-
206 Slayton Drive	103 Nan Drive	243.00
Madison, TN 37115-2334	Hendersonville, TN 3707	

WARRANTY DEED

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, we

Fred K. Haston and wife, Norine V. Haston,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alice Diane Fanning and Bobby Dean Fanning, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73-B on the Plan of Zone Lot Division Lots 72, 73, 87, & 88 Section 1, Primrose Meadows of record in Plat Book 5800, Page 311, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Fred K. Haston and wife, Norine V. Haston by Successor Trustee's deed from Charles S. Sanger of record in Book 7987, page 740 Register's Office for Davidson County , Tennessee, dated November 13, 1989 and recorded on November 20, 1989.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **206 Slayton Drive, Madison, TN 37115-2334.**

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