Karen Johnson Davidson County
Batch# 876112 DEEDQC
06/23/2022 09:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220623-0071594

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Alan Brady** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Alfred Brady, Jr. and Kearea Brady, husband and wife,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No 219, on the Plan of Section 4, Cherry Hills, of record in Book 4460, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20170609-0058125** in said Register's Office. Grantor warrants that this property has not been used as his primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15th day of **June, 2022.**

Alan Brady

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said state and county, **Alan Brady**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **June, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

For recording information only

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 15th day of **June, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	457 Cedarcliff Rd, Antioch, TN 37013
TAX PARCEL NO.	150-01-0-244.00
PROPERTY OWNER:	**Alfred Brady, Jr. and Kearea Brady, husband and wife**
OWNER'S ADDRESS:	**457 Cedarcliff Road, Antioch, TN 37013**
MAIL TAX BILLS TO:	**new owners**

Certificate of Authenticity

I, Cami Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-15-22.

Cami Allen
Affiant Signature

6-15-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of June, 2022

Elissa Schmidt
Notary's Signature (Notary Seal)

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/8/2025