THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell and Alexander Title Services
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Timothy Mitchell Goins
614 Templewood Dr
Nashville, TN 37214

Send Tax Bill to:
Timothy Mitchell Goins
614 Templewood Dr
Nashville, TN 37214

Map-Parcel Numbers:
096-10-0 290.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2022.

Notary Public

My Commission Expires:
7/9/2024

DAVIDSON COUNTY JOHN C. ELROD STATE OF TENNESSEE NOTARY PUBLIC

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DEANNA GOINS BRADEN, MARRIED,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TIMOTHY MITCHELL GOINS, MARRIED,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Being also known as 614 Templewood Dr, Nashville, TN 37214.

Karen Johnson Davidson County
Batch# 917101 DEEDQC
09/15/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20220915-0103094

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of September, 2022.

DEANNA GOINS BRADEN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEANNA GOINS BRADEN,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2022.

My Commission Expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 626 on the Map of Cloverhill, Section VIII, as of record in Book 2331, Pages 10 and 11, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 626 fronts 70 feet on the northwesterly side of Templewood Drive and runs back between lines, 164.7 feet on the northeasterly line and 181.2 feet on the southwesterly line to a dead line in the rear on which it measures 72 feet.

Being the same property conveyed to Adron Mitchell Gibson, unmarried, Deanna Goins Braden and Timothy Mitchell Goins by Quitclaim Deed dated 05/25/2007, from Adron Mitchell Gibson, of record in Instrument Number 20070601-0065010, Register's Office for Davidson County, Tennessee.

This said property was not the marital residence of Deanna Goins Braden.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9-9-22.

Affiant Signature

9-15-22

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY