Karen Johnson Davidson County
Batch# 957884 DEEDQC
01/04/2023 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230104-0000713

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 28th day of December, 2022.

Notary Public

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6.14.2026

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
George W. Brydie Mattie F. Brydie Keith Brydie 2512 Johnson Ridge Rd. Antioch, TN 37013	New Owner	149-06-0-187.00

No title search performed for the preparation of this quitclaim deed. All information was supplied by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George W. Brydie and Mattie F. Brydie, husband and wife,** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **George W. Brydie and Mattie F. Brydie, husband and wife, and Keith Brydie, an unmarried man, all as tenants in common with right of survivorship,** ("Grantees"), her heirs and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 1, 2, and 6 of A.S. Johnson Property of record in Plat at Instrument No. 20051122-0140880, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George W. Byrdie and Mattie F. Byrdie, husband and

wife by Warranty Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company, dated December 1, 2022 and filed of record in Instrument No. 20221202-0126342, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20230103-0000395, Register's Office for Davidson County, Tennessee, correcting the spelling of the owner's last name.

Being also known as 2512 Johnson Ridge Rd., Antioch, TN 37013

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 14 day of December, 2022.

GRANTORS:

George W. Brydie

Mattie F. Brydie

STATE OF Tennessee
COUNTY Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George W. Brydie and Mattie F. Brydie the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of December, 2022.

Notary Public

My Commission Expires:
(SEAL) 08/19/2024

TRICIA S SENNETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 December 14, 2022.

Affiant
Date: January 4, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of January 2023.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY