Karen Johnson Davidson County
Batch# 958855 DEEDQC
01/06/2023 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230106-0001363

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13489-DJ

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 6 day of January, 2023.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon D. Williams P.O Box 918 Goodlettsville, TN 37070	New Owner	81-16-689.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Braden Development, LLC, a Tennessee limited liability company,** ("Grantor") do hereby quitclaim and convey unto **Brandon D. Williams** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of Lot 180 on the Plan of Judge John McNairy's Mansion House Tract, as of record in Minute Book "D", page 593, Chancery Court at Nashville, Tennessee, and on the front fly leaf of Book 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Street at a point 149 feet east of the easterly margin of 10th Avenue North, being Will Mitchell and wife's southeast corner; thence with the northerly margin of Jackson Street eastwardly 50 feet to the southwest corner of Myers Mosley and wife's lot; thence with their westerly line northwardly 129 feet, more or less, to the southerly margin of an alley; thence with said alley westwardly 50 feet to said Mitchell's northeast corner; thence with Mitchell's easterly line southwardly 129 feet, more or less to the beginning.

Being the same property conveyed to Brandon D. Williams by Quitclaim Deed from Braden Development, LLC, dated December 29, 2021 and recorded in Instrument No. 20220209-0014919 Register's Office for Davidson County, Tennessee; further, being the same property conveyed to Braden Development, LLC, a Tennessee limited liability company by Warranty Deed from Doris M.J. Dobbins, dated May 24, 2019, recorded May 28, 2019, of record in Instrument No. 20190528-0050313, Register's Office for Davidson County, Tennessee.

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This is improved property located at: **924 Jackson Street, Nashville, TN 37208**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2023.

GRANTOR:

Braden Development, LLC, a Tennessee limited liability company

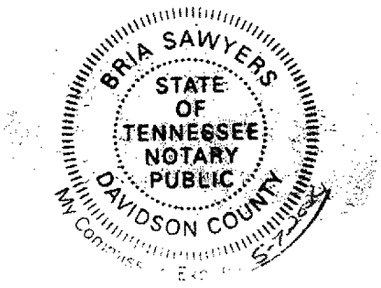
Brandon D. Williams, sole member

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 Brandon D. Williams with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is the sole member of Braden Development, LLc, a Tennessee limited liability company, that he is authorized to execute this instrument on its behalf, for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of January, 2023.

Notary Public
My Commission expires: 5-7-2024



- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/6/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 1/6/23

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 6th **day of** January **,** 2023

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

  RACHEL MARIE COLLINS
  STATE OF TENNESSEE NOTARY PUBLIC
  COUNTY OF CHEATHAM