PREPARED BY AND AFTER RECORDING RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 980251 DEEDQC
03/14/2023 08:14:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230314-0018227

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Cole LaBrant

Subscribed and sworn before me, this the _____ day of March, 2023

Notary Public: _____
My Commission Expires:

CA JURAT ATTACHED

ADDRESS OF NEW OWNER:
Cole LaBrant
1209 Otter Creek Road
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
145 10 0 034.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Cole LaBrant,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Cole LaBrant and Savannah LaBrant, husband and wife,** (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Being Lot No. 133, of Tyne Valley Estates, Section 9, of record in Book 3700, Page 65 and 66, Registers Office of Davidson County, Tennessee.

Said Lot 133 fronts 187.14 feet on the Southerly margin of Otter Creek Road and extends back 290.0 feet on the Westerly line and 294.0 feet on the Easterly line, to a line on the rear on which it measures 190.5 feet.

Being the same property conveyed to Cole LaBrant, married, by Warranty Deed from Stone Oak Builders, LLC, a Tennessee limited liability company, dated November 28, 2022, of record in Instrument No. 20221129-0125202, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1209 Otter Creek Road, Nashville, TN 37215**

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, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this ___ day of March, 2023.

Cole LaBrant

COLE LABRANT

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Cole LaBrant** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in _____, California, this ___ day of March, 2023.

_____
Notary Public

My Commission Expires:

CA APP ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE)

On March 8, 2023 before me, JANETTE GARABEDIAN NOTARY Public
(insert name and title of the officer)

personally appeared COLE LABRANT

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Janette Garabedian (Seal)

JANETTE GARABEDIAN
Notary Public - California
Orange County
Commission # 2296505
My Comm. Expires Aug 5, 2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 8th day of March, 2023 by COLE LABRANT,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature

JANETTE GARABEDIAN
Notary Public - California
Orange County
Commission # 2296505
My Comm. Expires Aug 5, 2023