Karen Johnson Davidson County
Batch# 1039492 DEEDQC
08/17/2023 12:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230817-0064302

AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road
Bldg. 5
Coraopolis, PA 15108
File No. 50029891 Bryant

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID Number: 080 08 0 223.0

QUITCLAIM DEED

THIS DEED made and entered into on this 10 day of August, 20 23, by and between **Henry C. Bryant, Jr., who acquired title as Henry C. Bryant,** residing at 3271 Hinkle Drive, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Henry C. Bryant, Jr.,** residing at 3271 Hinkle Drive, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3271 Hinkle Drive, Nashville, TN 37218

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/10/2006 under Instrument Number: Instrument Number: 20060510-0054915 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Henry C. Bryant Jr. who acquired Henry C. Bryant

Henry C. Bryant, Jr., who acquired title as Henry C. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Henry C. Bryant, Jr., who acquired title as Henry C. Bryant**, the within named Grantor, 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 seal, at office in TENNESSEE, this 10th day of AUGUST, 20 23.

Notary Public

My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Henry C Bryant Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 10 day of August, 2023.

Notary Public
My Commission Expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Henry C. Bryant, Jr.
3271 Hinkle Drive
Nashville, TN 37218

Name and address of property owner:

Henry C. Bryant, Jr.
3271 Hinkle Drive
Nashville, TN 37218

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 20060510-0054915 AND PARCEL # GROUP 8, PARCEL 223.00, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 99 ON THE PLAN OF BORDEAUX HILLS, SECTION FOUR, OF RECORD IN BOOK 3600, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 99 FRONTS 57.0 FEET ON THE SOUTHERLY SIDE OF HINKLE DRIVE AND EXTENDS BACK 96.6 FEET ON THE WESTERLY LINE AND 125.4 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING, 66.6 FEET THEREON.

BEING THE SAME PROPERTY ACQUIRED BY HENRY C. BRYANT BY DEED OF DAVID W. MILLER , DATED 05/05/2006 AND RECORDED 05/10/2006 IN INSTRUMENT NUMBER 20060510-0054915

PARCEL ID NUMBER: 080 08 0 223.0

PROPERTY COMMONLY KNOWN AS: 3271 HINKLE DRIVE, NASHVILLE, TN 37218

Tennessee Certification of Electronic Document

I, Allyson Kotaich, 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 8/10/2023.
(Date of Document)

Allyson Kotaich
Affiant Signature

8/11/2023
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 11 day of August, 2023.

Virginia L W Juzwick
Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL