Karen Johnson Davidson County
Batch# 1049175 DEEDQC
09/12/2023 01:06:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230912-0071559

QUITCLAIM DEED

TOYIA R BERNALES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2023.

Notary Public

MY COMMISSION EXPIRES: 02/24/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Anthony Branch
6304 Wildgrove Drive
Antioch, Tennessee 37013
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Branch	**Regions Bank d/b/a Regions Mortgage**	MAP 076
(NAME) **6304 Wildgrove Drive**	(NAME) **2050 Parkway Office Circle**	GROUP 05 0B
(ADDRESS) **Antioch, Tennessee 37013**	(ADDRESS) **Birmingham, Alabama 35244**	PARCEL 164.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anthony Branch and wife, Kathryn Branch

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST BOTH PERSONAL AND INDIVIDUALLY UNTO

The TBFL Revocable Living Trust,
Co-Trustees Anthony Branch and Kathryn Branch,
Dated August 7, 2023

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 885, 886, and 887, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Branch and wife, Kathryn Branch, by Warranty Deed from Jung Y. Park, unmarried, dated April 4, 2008 and filed of record April 17, 2008 in Instrument No. 20080417-0039174, Register's Office for Davidson County, Tennessee. (The Map and Parcel number in previous deed entered erroneously by typographical error as 176 05 0B 064.00)

Being the same property conveyed to Anthony Branch and Kathryn Branch by deed from Jung Y. Park, unmarried dated December 8, 2004 and recorded in Instrument no. 20041208-0146523 said Register's Office.

This conveyance is made subject to the following:

1) taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **6304 Wildgrove Drive, Antioch, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

WITNESS my hand and official seal at office this 12 day of September 2023.

Anthony Branch

Kathryn Branch

STATE OF TENNESSEE
COUNTY OF Davidson Rutherford

Personally appeared before me, Anthony Branch and Kathryn Branch, with whom I am personally acquainted, (or who 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, at office, this 12th day of September 2023.

NOTARY PUBLIC

My Commission Expires: 02/24/2026

TOYIA R BERNALES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.