THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Kaila Sewell
3131 Union Hill Road
Joelton TN 37080

Karen Johnson Davidson County
Batch# 1068731 DEEDQC
11/06/2023 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086630

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QUITCLAIM DEED

Removing Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jesse Browning and Kaila Sewell Browning,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Kaila D. Sewell, a Single Woman, as Sole Owner,** residing at 3131 Union Hill Road, Joelton TN 37080**,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Joelton, County of Davidson, State of Tennessee**, to-wit:

Being Lot No. 7 on the Plan of Sec. 1, Joelton Heights, as of record in Book 3600, Page 95, Register's Office for said county and state. Lot 7 fronts 133 feet on the easterly side of Union Hill Road, and extends back 403.50 on the northerly line and 268.60 feet on the southerly line, to a dead line in the rear on which it measured 189 feet.

Being the same property conveyed to Jessee Browning and Kaila Sewell Browning, husband and wife by Deed from Jesse Browning of record as Instrument #20200608-0058384, Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded June 8, 2020.

Parcel ID No: 015-14-0-007.00

Also known by street and number as: **3131 Union Hill Road, Joelton TN 37080**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 1st day of November, 2023.

Jesse Browning

Kaila Sewell Browning

STATE OF TN
COUNTY OF Davidson

On this the 1st day of November, 2023, before me, the undersigned officer, personally appeared **Jesse Browning**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Unity Anderson
Notary Public

My Commission expires: May 5, 2025

My Commission Expires
May 5, 2025

STATE OF TN
COUNTY OF Davidson

On this the 1st day of November, 2023, before me, the undersigned officer, personally appeared **Kaila Sewell Browning**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Unity Anderson
Notary Public

My Commission expires: May 5, 2025

My Commission Expires
May 5, 2025

Affidavit of Value

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

Jesse Browning

Kaila Sewell Browning

State of TN
County of Davidson

Subscribed and sworn before me this 1st day of November, 2023.

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Unity Anderson
Notary Public

My Commission expires: May 5, 2025

My Commission Expires
May 5, 2025

202311060086630

Tennessee Certification of Electronic Document

I, Stephen Patti, 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 11/01/2023 (date of document).

Affiant Signature

11/01/2023

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 1st day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/13/2026

NOTARY'S SEAL

Dawn M. Cardullo
Notary Public, State of Rhode Island
My Commission Expires Feb. 13, 2026