Karen Johnson Davidson County
Batch # 1115467 DEEDQC
03/27/2024 11:35:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240327-0021307

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
WANDA ANN BRANCH AND JAMES CHRISTOPHER BRANCH LIVING TRUST
Dated March 27th, 2024
WANDA ANN BRANCH AND JAMES CHRISTOPHER BRANCH, Trustees
7170 Bidwell Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
Same

MAP/PARCEL:
014 00 0 200.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

WANDA ANN BRANCH and JAMES CHRISTOPHER BRANCH, as husband and wife, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as husband and wife, to the WANDA ANN BRANCH AND JAMES CHRISTOPHER BRANCH LIVING TRUST Dated March 27th, 2024, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Faith Place of record in Book 7900, page 292, Register's Office for said County.

SAID Lot No. 3 fronts 150.00 feet on the easterly margin of Bidwell Road and extends back 404.49 feet on the northerly line and 401.66 feet on the southerly line to a dead line in the rear, measuring 150.02 feet thereon. SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

BEING part of the same property conveyed to James C. Branch (aka JAMES CHRISTOPHER BRANCH) and wife, Wanda A. Branch (aka WANDA ANN BRANCH) by Deed from W. N. Smith and wife, Alma N. Smith signed April 8th, 1993 and filed April 15th, 1993 in Book 8917, Page 200-202, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 8575, page 1, said Register's Office, and to the matters set forth in the above referenced plan of record.

The property is commonly known as 7170 Bidwell Road, Joelton, Tennessee 37080.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

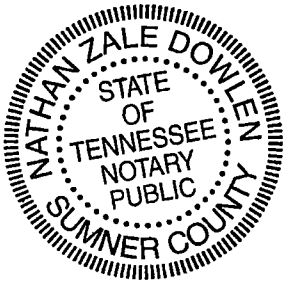
The sole purpose of this instrument is to convey title from married persons to their trust, in which they are trustees.

I, the above listed grantor, conveys my interest in the real property to the WANDA ANN BRANCH AND JAMES CHRISTOPHER BRANCH LIVING TRUST Dated March 27th, 2024.

Wanda A. Branch
WANDA ANN BRANCH

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the March 27th, 2024.



NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

****

I, the above listed grantor, conveys my interest in the real property to the WANDA ANN BRANCH AND JAMES CHRISTOPHER BRANCH LIVING TRUST Dated March 27th, 2024.

James C Branch
JAMES CHRISTOPHER BRANCH

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the March 27th, 2024.



NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

AFFIDAVIT

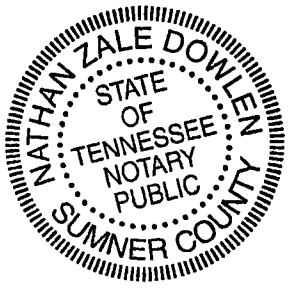
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the WANDA ANN BRANCH AND JAMES CHRISTOPHER BRANCH LIVING TRUST Dated March 27th, 2024.

Wanda A. Branch

WANDA ANN BRANCH

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the March 27th, 2024.



NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

****

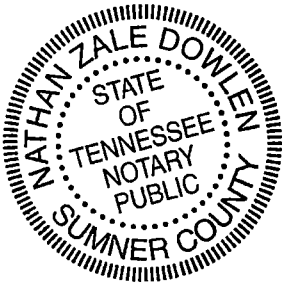
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the WANDA ANN BRANCH AND JAMES CHRISTOPHER BRANCH LIVING TRUST Dated March 27th, 2024.

James C Branch

JAMES CHRISTOPHER BRANCH

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the March 27th, 2024.



NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.