Karen Johnson Davidson County
Batch# 1122494 DEEDQC
04/12/2024 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240412-0026204

# QUITCLAIM DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.2.26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

**PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.**

File No.: 24-0197

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Justin D. Bratcher and Sherry A. Largent | New Owners | Map: 15006021800 |
| (NAME)<br>4009 Lancashire Drive | (NAME) | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JUANITA ANN BRATCHER, SOLE TRUSTEE OF THE BRATCHER LIVING TRUST DATED AUGUST 6, 2007**,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

**JUSTIN D. BRATCHER, UNMARRIED AND SHERRY A. LARGENT, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 11B of the Zone Lot Division of Lots Nos. 11, 26 and 27, Section 2, Woodymore Heights, of record in Plat Book 6900, Page 356 (amending Plat Book 5200, Page 645), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust dated August 6, 2007, by deed from Ju Ju, LLC, a Tennessee limited liability company, of record in Instrument No. 20171219-0129277, dated December 18, 2017, Register's Office for said County. The said Lemuel Hollis Bratcher died January 14, 2024, pursuant to the trust agreement leaving Juanita Ann Bratcher as Sole Trustee.

This is improved property, known as 2900 Woodymore Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 12th day of April, 2024.

Bratcher Living Trust Dated August 6, 2007

BY: _____
Juanita Ann Bratcher
Sole Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Juanita Ann Bratcher, Sole Trustee of the Bratcher Living Trust Dated August 6, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Sole Trustee, of the Bratcher Living Trust Dated August 6, 2007, and that he/she as such Sole Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Juanita Ann Bratcher, as Sole Trustee.

Witness my hand and official seal this 12th day of April, 2024.

My commission expires: 2-3-26

_____
Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

**Certification of Recorded Documents**

I, Julia Wyatt, 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 April 12, 2024.

(AFFIANT) – Julia Wyatt

04/12/2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 12th day of April, 2024.

My commission expires: 1/24/28

Notary Public

