NEW OWNER:
RITA BRANDON TONINI
4543 Simmons Bluff Rd
Lebanon TN 37090

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson
Batch # 1159593
07/18/2024 12:26:15 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240718-0054236

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 12014000700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JAMES MATTHEW BRANDON, an unmarried man,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **RITA BRANDON TONINI,** her heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 197, Plan of Airport Estates Annex, of record in Plat Book 1130, Page 88, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES MATTHEW BRANDON and wife, MAE E. BRANDON, by Deed from Gertrude Rigsby, unmarried, dated February 10, 1977, and of record in Book 5114, Page 316, Register's Office for Davidson County, Tennessee. James Matthew Brandon and Mae E. Brandon remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Mae E. Brandon; therefore, James Matthew Brandon is the surviving tenant by the entirety to the property herein.

This is **IMPROVED** property known as: **1248 CURREY ROAD, NASHVILLE, TN 37217.**

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 16th day of July, 2024.

James matthew Brandon
JAMES MATTHEW BRANDON

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES MATTHEW BRANDON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of July, 2024.

Meredith Bayse
NOTARY PUBLIC

MEREDITH BAYSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 08, 2027

My commission expires:

****

I hereby swear or affirm that the actual consideration given for this transfer is **$0.00**.

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this the 16th day of July, 2024.

Meredith Bayse
NOTARY PUBLIC

MEREDITH BAYSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 08, 2027

My commission expires: