Karen Johnson Davidson County
Batch# 1164763 DEEDQC
08/01/2024 08:26:30 AM 6 pgs
Fees: $33.00 Taxes: $1,054.50
20240801-0058244

This instrument prepared by Reginald Harrion, Esq., for PC Law Associates, LLC, 834 Newland Street, Jackson, MS 39211, Tennessee Bar ID: 040700

Record and Return to: Bryan J. Douglas, 404 Springer Ct, Brentwood, TN 37027

Order Number: 74014804

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **BRYAN J. DOUGLAS** and **LAUREN M. DOUGLAS**, husband and wife for Two Hundred and Eighty-Five Thousand Dollars and 00/100 ($285,000.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **BRYAN J. DOUGLAS**, a married man, whose address is 404 Springer Ct, Brentwood, TN 37027, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING LOT NO. 102 ON THE PLAN OF REVISION ONE, SECTION TWO, BRENTWOOD CHASE OF RECORD IN PLAT BOOK 9700, PAGE (S) 945 THROUGH 948, INCLUSIVE, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 160 16 0B 145.00
Street address of property: 404 Springer Ct, Brentwood, TN 37027

PCL 74014804 QC101 01 01 05

Highly Sensitive
202408010058244

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180329-0029614 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Bryan J. Douglas, 404 Springer Ct, Brentwood, TN 37027

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PCL 74014804 QC101 01 02 05

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202408010058244

Signed this 26 day of July, 20 24,

Signature of Grantor (1 of 2):

Bryan J. Douglas

Bryan J. Douglas

STATE OF Tennessee, COUNTY OF Jefferson, SS:

BE IT REMEMBERED That on this 26 day of July, 20 24 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Bryan J. Douglas**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

The principal(s) personally appeared before me by audio-video communication

MATTHEW PARIS STEWART
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Oct. 25, 2026
County of Jefferson

Matthew Paris Stewart

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL 74014804 QC101 01 03 05

Highly Sensitive
202408010058244

Signed this 26 day of July, 2024,

Signature of Grantor (2 of 2):

Lauren M. Douglas

Lauren M. Douglas

STATE OF TENNESSEE, COUNTY OF JEFFERSON, SS:

BE IT REMEMBERED That on this 26 day of July, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Lauren M. Douglas**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

The principal(s) personally appeared before me by audio-video communication

MATTHEW PARIS STEWART
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Oct. 25, 2026
County of Jefferson

Matthew Paris Stewart

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

I or we, Bryan J. Douglas, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Two Hundred and Eighty-Five Thousand Dollars and 00/100 ($285,000.00).

Signed this 26 day of July, 2024,

Signatures of Affiant(s):

Bryan J. Douglas

Bryan J. Douglas

Sworn and subscribed before me this 26 day of July, 2024.

Notary Public

The principal(s) personally appeared before me by audio-video communication

MATTHEW PARIS STEWART
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Oct. 25, 2026
County of Jefferson

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Tennessee Certification of Electronic Document

I, Sam Rider , 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 7/26/2024 (date of document).

Affiant Signature

Jul 26, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 26 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE