Karen Johnson Davidson County
Batch # 1202637 DEEDQC
11/07/2024 11:45:14 AM 1 pg
Fees: $12.00 Taxes: $0.00
20241107-0086813

FROM: John P. Petrone

TO : John P. Petrone and Brandy Niccole McDaniel

QUITCLAIM DEED

Address of New Owner:
John P. Petrone
2952 Brantley Dr.
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map & Parcel:
150-05-0-011.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

Affiant

Subscribed and sworn to before me this the 5 day of November, 2024

Notary Public
Commission Expires: _____

HILARY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

I, John P. Petrone, do hereby quitclaim John P. Petrone and Brandy Niccole McDaniel, their heirs and assigns all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 359 on the plan of Resubdivision of Lot No. 359 Percy Priest Meadows Sec. 1 (Resubdivision of Reserve Parcel 34) & Lot No. 251 Cherry Hills Sec. 8, of record in Book 4660, Page 175, Register's office for said County.

Said Lot No. 359, which is a corner lot, fronts 50.00 feet on the northwesterly margin of Brantley Drive and fronts 90.11 feet on the southwesterly margin of Cherry Hills Drive, said frontages being joined by a curve having a length of 39.327 feet, and extends back 133.76 feet on the southwesterly line and 97.56 feet on the northwesterly line to a point of intersection.

Being the property as conveyed to John P. Petrone and wife, Vicki T. Petrone, of record in Book 7344, Page 569, said Register's Office for Davidson County, TN. John P. Petrone now the sole tenant by the entirety, the said Vicki T. Petrone having since died.

This is unimproved property known as: 2952 Brantley Dr, Antioch, TN 37013

Witness our hand(s) this the 5 day of November, 2024.

John P. Petrone

STATE OF TENNESSEE
COUNTY OF Davidson
On this the 5 day of November 2024, before me, personally appeared John P. Petrone known to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this the 5 day of November 2024.

Notary Public
Commission Expires: _____

HILARY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026