Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Blue Note Title, LLC
5120 Virginia Way,. Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1220936 DEEDQC
12/27/2024 12:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241227-0100556

Address New Owner(s)
Robert H. Braswell
168 Charleston Park
Nashville, TN 37205

Send Tax Bills To:
Robert H. Braswell
168 Charleston Park
Nashville, TN 37205

Map & Parcel No.:
074-04-0-047.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Robert Braswell and wife, Barbara Braswell** ("Grantors") hereby quitclaim and convey unto **Robert H. Braswell** ("Grantee"), his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of section Twelve Hermitage Hills, of record in Book 4675, page 125, Register's Office for said County.

Said Lot No. 20 fronts 74.18 feet on the southerly margin of Hermitage Ridge and extends back 129.91 feet on the easterly line and 125.60 feet on the westerly line to a dead line in the rear, measuring 98.3 feet thereon.

Being the same property conveyed to Robert Braswell and wife, Barbara Braswell, by Warranty Deed from Travelers Mortgage Services, Inc., N/K/A GE Capital Mortgage Services, Inc., of record in Book 8489, page 775, Register's Office for Davidson County, Tennessee.

This is improved property known as 828 Hermitage Ridge, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 27th day of December, 2024

Robert Braswell
Robert Braswell

Barbara Braswell
Barbara Braswell

STATE OF TENNESSEE

COUNTY OF Williamson

On this 27th day of December, 2024, before me, the undersigned, personally appeared **Robert Braswell and Barbara Braswell** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 8/3/26

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me, this 27th day of December, 2024.

NOTARY PUBLIC My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **12/27/2024** (date of document).

Affiant Signature
Date **12/27/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **27** day of **December**, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202412270100556