QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-QCD-24-3340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$0.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF January, ~~2024~~ 2025

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph K. Braden II	**New Owner**	**15011004600**
(NAME)	(NAME)	
3340 Towne Ridge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOSEPH K. BRADEN II, UNMARRIED, AND JULIA YAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JOSEPH K. BRADEN II, UNMARRIED ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 121 ON THE PLAN OF RESUBDIVISION OF LOTS 121 AND 122 OF TOWNE VILLAGE OF THE COUNTRY, SECTION 2, AS OF RECORD IN PLAT BOOK 5190, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 121 FRONTS 67.5 FEET ON THE EASTERLY MARGIN OF TOWNE RIDGE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 135 FEET TO A DEAD LINE IN THE REAR, MEASURING 67.5 THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH K. BRADEN II, UNMARRIED, AND JULIA YAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED, FROM JOSEPH K. BRADEN, II, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20200724-0081686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **3340 Towne Ridge Drive, Antioch, TN, 37013.**

Karen Johnson Davidson County
Batch # 1224969 DEEDQC
01/09/2025 02:31:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250109-0002061

Witness our hands this the 8 day of January, ~~2024.~~ 2025

Joseph K Braden II

JOSEPH K. BRADEN II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH K. BRADEN II,** the within named bargainor, 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, this the 8 day of January, ~~2024.~~ 2025

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

JULIA YAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA YAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of January, ~~2024.~~ 2025

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY