Karen Johnson Davidson County
Batch# 1228838 DEEDQC
01/22/2025 01:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250122-0005061

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

P. Marie Anderson, as Trustee of the Branan Community Property Trust dated August 11, 2015, as amended

Subscribed and sworn to before me this 21st day of January, 2025.

Notary Public
My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL NO.
P. Marie Anderson, Trustee 2129 Key Drive Brentwood, TN 37027	Same	160 06 0A 012.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **P. Marie Anderson, as Trustee of the Branan Community Property Trust dated August 11, 2015, as amended**, a trust, the "**Grantor,**" does hereby convey and quitclaim unto **P. Marie Anderson, as Trustee of the James Branan Marital Trust created under the Branan Community Property Trust dated August 11, 2015, as amended**, a trust, the "**Grantee,**" all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

[END OF TEXT; SIGNATURES ON FOLLOWING PAGE]

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 21st day of January, 2025.

P. Marie Anderson, as Trustee of the Branan Community Property Trust dated August 11, 2015, as amended

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Before me, Ally Hicks, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared P. Marie Anderson, as Trustee of the Branan Community Property Trust dated August 11, 2015, as amended, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of January, 2025.

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM... 7-6-2026

Notary Public
My Commission Expires: 7-6-26

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 12 on the plan of Stonegate Subdivision of record in Book 9700, Page 808, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Branan and Phyllis H. Branan, as Trustees of the Branan Community Property Trust under agreement dated August 11, 2015, by Quitclaim Deed from James D. Branan and Phyllis H. Branan, of record in Instrument No. 20160607-0057468, dated May 23, 2016, Register's Office for Davidson County, Tennessee. The said James D. Branan died on May 8, 2024, and the said Phyllis H. Branan ceased to serve as Trustee on June 21, 2024. As such and in accordance with the Trust Agreement, P. Marie Anderson became Trustee of the Branan Community Property Trust under agreement dated August 11, 2015, as amended.

The above-described property is improved property known as 536 Stonegate Place, Brentwood, Tennessee 37027.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 January 21, 2025 (date of document).

Affiant Signature

1-22-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

