THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2025-0307

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

Affiant

Sworn to and subscribed to before me this 5 day of MAR 2025.

Notary Public
My commission expires: 1-21-

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner:
Brenda Francis
3645 Wood Bridge Dr.
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1243143 DEEDQC
03/05/2025 01:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250305-0016628

Send Tax Bills To:
Owner

Street Address of Subject Property:
3645 Wood Bridge Dr.
Nashville, TN, 37217

Parcel ID:
136 07 0 176.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brenda Francis**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Brenda Francis,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Priest Lake Park, Section 6, as of record in Book 5050, pages 21 and 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randal Francis and wife Brenda Francis by warranty deed of Earnest W. Scarbrough and wife Shirley J. Scarbrough of record in Instrument 20100413-0027940, Register's Office, Davidson County, TN dated April 1, 2010, recorded April 13, 2010. Randal Francis having deceased April 24, 2016 leaving Brenda Francis as the sole tenant by the entirety.

WITNESS my hand this 5 day of MARCH, 2025.

Brenda Francis

Grantor – Brenda Francis

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

WITNESS my hand and seal at office, this 5 day of MAR., 2025.

NOTARY PUBLIC

My commission expires: 1.21.29

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 MAR 5, 2025.

Affiant Signature

MAR. 5, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of MARCH 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1.21.29

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY