QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-25663702

Karen Johnson Davidson County
Batch# 1268948 DEEDQC
05/05/2025 12:45:30 PM 6 pgs
Fees: $33.00 Taxes: $711.14
20250505-0034835

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Byron Brandon Jr.**
Address of New Owner(s): **712 Rowan Drive, Nashville, TN 37207-3521**

Property ID NUMBER: 05911000800

THIS INDENTURE, made and entered into this 1 day of April, 20 25, by and between Byron Brandon, Jr., a single Man and Jershua Martin, a married Person, party of the first part ("Grantor"), and **Byron Brandon Jr., a single Man,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of One Hundred and Thirty Thousand and Dollars and No Cents ($130,000.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Jershua Martin, a married woman and Byron Brandon, Jr., a single man, by deed dated December 13, 2018 of record in Deed Instrument/Case No. 20181214-0121866, in the County Clerk's Office.

TMS: 05911000800

Property Address: 712 Rowan Drive, Nashville, TN 37207-3521

This conveyance is subject to 2025 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74548797 QC101 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Byron Brandon Jr
Byron Brandon, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Acknowledgement

On this 1 day of 04, 2025, before me personally appeared Byron Brandon, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 1 day of April 2025

Kimberly Kronick-Worrall
Signature of Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

MCD 74548797 QC101 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Jershua Martin

Jershua Martin

STATE OF Tennessee

COUNTY OF Rutherford

Acknowledgement

On this 17 day of March, 2025, before me personally appeared Jershua Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 17 day of March, 2025.

Signature of Notary Public

FRANK WILSON NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

Expires 06/17/28

MCD 74548797 QC101 01 0105

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$192,200** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$711.14**

Byron Brawdon Jr
Affiant

Subscribed and sworn to before me this 1 day of April 2025

Kimberly Kronick-Worrall
Notary Public Signature
My commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

MCD 74548797 QC101 01 0105

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 05911000800

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 315, HAYNES MANOR, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 315 FRONTS 65.0 FEET ON THE NORTHERLY SIDE OF ROWAN DRIVE AND EXTENDS BACK 130.0 FEET ON THE WESTERLY LINE AND 130.0 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 65.0 FEET THEREON.

Commonly known as: 712 Rowan Dr, Nashville, TN 37207-3521

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Jershua Martin, a married woman and Byron Brandon, Jr., a single man, by deed dated December 13, 2018 of record in Deed Instrument/Case No. 20181214-0121866, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 4/1/2025 (date of document).

Affiant Signature

Apr 4, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 04 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE