Karen Johnson Davidson County
Batch# 1274671 DEEDQC
05/19/2025 04:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250519-0039430

DK-25-65070

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117
(410) 654-5550
FILE #DK-25-65070

QUIT CLAIM DEED

GRANTEE ADDRESS:
David Brett Killion and Marty Ray Hargrove, who erroneously took title as Marty Ray Hargove
2807 Branwood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
2807 Branwood Drive
Nashville, TN 37214

PARCEL ID#: 096 13 0 090.00

THIS DEED made this 25th day of April, 2025 by and between David Brett Killion and Marty Ray Hargrove, who erroneously took title as Marty Ray Hargove, married, as joint tenants with right of survivorship, parties of the first part, Grantors and David Brett Killion and Marty Ray Hargrove, married, as joint tenants with right of survivorship, their assigns, the survivor of them and the survivor's personal representatives and assigns, of 2807 Branwood Drive, Nashville, TN 37214, party of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Zero Dollars and No Cents ($0.00), the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said David Brett Killion and Marty Ray Hargrove, married, as joint tenants with right of survivorship, their assigns, the survivor of them and the survivor's personal representatives and assigns , in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

BEING LOT NO. 163 ON THE PLAN OF TWIN LAWN AS SHOWN ON PLAT OF RECORD IN BOOK 2331, PAGE 9, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

The improvements thereon being commonly known as 2807 Branwood Drive, Nashville, TN 37214.

Being the same lot or parcel of ground which by Deed dated August 5, 2017 and recorded August 22, 2017 among the Land Records of Davidson County, State of Tennessee, in Book: . Page: ., was granted and conveyed/assigned by and between DAVID BRETT KILLION AND MARTY RAY HARGOVE A MARRIED COUPLE WHO ACQUIRED TITLE AS UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, unto DAVID BRETT KILLION AND MARTY RAY HARGOVE, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

Being the same lot or parcel of ground which by Deed dated August 28, 2013 and recorded September 3, 2013 among the Land Records of Davidson County, State of Tennessee, in Book: . Page: ., was granted and conveyed/assigned by and between DAVID BRETT KILLION, UNMARRIED, FOR THE SOLE PURPOSE OF CREATING A JOINT TENANCY WITH RIGHT OF SURVIVORSHIP IN DAVID BRETT KILLION AND MARTY RAY HARGROVE, unto DAVID BRETT KILLION, UNMARRIED, AND MARTY RAY HARGOVE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

Being the same lot or parcel of ground which by Deed dated May 31, 2013 and recorded June 7, 2013 among the Land Records of Davidson County, State of Tennessee, in Book: . Page: ., was granted and conveyed/assigned by and between MARTIN HALL WHITE AND WIFE, KAY UPCHURCH WHITE, unto DAVID BRETT KILLION, UNMARRIED.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

ATTEST:

_____ David Brett Killion (Seal)
David Brett Killion, Grantor

_____ Marty Ray Hargrove (Seal)
Marty Ray Hargrove, who erroneously took title as Marty Ray Hargove, Grantor

OATH OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 0.00 .

SWORN AND SUBSCRIBED BEFORE ME THIS 25th day of April, 2025.

David Brett Killion
David Brett Killion, Affiant

Marty Ray Hargrove
Marty Ray Hargrove, Affiant

TARA F. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 25th day of April, 2025, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared David Brett Killion and Marty Ray Hargrove, who erroneously took title as Marty Ray Hargove, married, as joint tenants with right of survivorship, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Notary Public

My Commission expires: May 9, 2026

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

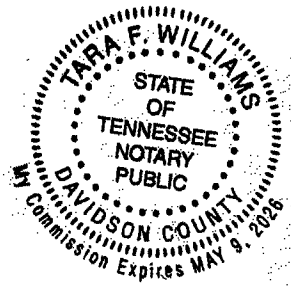
I HEREBY CERTIFY that on this 25th day of April, 2025, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared David Brett Killion and Marty Ray Hargrove, married, as joint tenants with right of survivorship, their assigns, the survivor of them and the survivor's personal representatives and assigns known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Notary Public

My Commission expires: May 9, 2026

RETURN TO:
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300 Red Brook Blvd. Suite 120
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(410) 654-5550
DK-25-65070



Tennessee Certification of Electronic Document

I, Alita Russell, 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 4/25/2025 (date of document).

Affiant Signature

5/19/2025
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 19th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KATHERINE ALFARO
Notary Public - State of New York
No. 01AL0007466
Qualified in Suffolk County
My Commission Expires 05/12/2027