Karen Johnson Davidson County
Batch# 1277455 DEEDQC
05/27/2025 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250527-0041238

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew A. Braine, Trustee P.O. Box 680398 Franklin, TN 37068	Andrew A. Braine, Trustee P.O. Box 680398 Franklin, TN 37068	161 02 0 173.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ANDREW A. BRAINE, hereby quitclaim and convey to ANDREW A. BRAINE, TRUSTEE OF THE ANDREW BRAINE 2011 SEPARATE PROPERTY TRUST DATED NOVEMBER 12, 2011, his successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 65, McMurray Place, Section Two, as shown on plat of record in Plat Book 5200, page 440, in the Register's Office for Davidson County, Tennessee, to which plat rerference is hereby made for a more particular description of said property.

Being the same property conveyed by deed of as Instrument #20210125-0010584, Register's Office for Davidson County, Tennessee.

Being property known as 5084 Meta Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, we have executed this instrument on this 22 day of MAY, 2025.

ANDREW A. BRAINE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Andrew A. Braine, 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, at office, as of this 22nd day of May, 2025.

THERESA BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 03/24/2027

Notary Public
My Commission Expires: 03/24/2027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2025.

Notary Public
My Commission Expires: 03/24/2027

THERESA BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 03/24/2027

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 22, 2025 (date of document).

Affiant Signature

05/27/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of May, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

