QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL NO
Rachel Ann Brannon, Trustee Rachel Ann Brannon Revocable Trust 216 S. Graycroft Avenue Madison, TN 37115	same as new owner	051 02 0 014.00

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone 615-293-5598 - Fax. 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

Rachel A. Brannon
RACHEL ANN BRANNON, Trustee,
Affiant

Subscribed and sworn to before me
this 1st day of July, 2025

Elizabeth L. Adams
NOTARY PUBLIC

My Commission Expires March 9, 2027

ELIZABETH L ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1295257 DEEDQC
07/09/2025 08 29 16 AM 2 pgs
Fees $12 00 Taxes $0 00
20250709-0053771

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, RACHEL ANN BRANNON, unmarried, Grantor, by these presents, does hereby quitclaim and convey unto RACHEL ANN BRANNON as TRUSTEE of the RACHEL ANN BRANNON REVOCABLE TRUST, dated July 1, 2025, Grantee, her successors and assigns all of her interest in and to the following described property lying in Davidson County, Tennessee, being more particularly described as follows, to wit:

BEING part of Lot 1 on the unrecorded subdivision of lot known as the Dover Tract, being the easterly part of the southerly 325 feet of Lot No. 1 on the unrecorded subdivision of Slate Farm lying in Davidson County, Tennessee, and being more particularly described according to a survey, dated 10/29/87, by Campbell Surveying Co., Inc., TRLS No. 665, not of record, as follows:

BEGINNING at a point in the northern margin of Chadwell Drive (50 feet), 125 feet west of the westerly margin of SOUTH GRAYCROFT AVENUE (50 feet), said point being Dewey B. Maxwell et ux's southeast corner; thence N 2 deg. 37' E along Maxwell's easterly line 325 feet to an iron pin in Sam E. Jennings southerly line; thence S 86 deg. E along said southerly line 123 feet to an iron

pin in the westerly margin of said Avenue; thence southwardly along said western margin 325 feet to the northern martin of said Drive; thence westerly along said northern margin 125 feet to the point of beginning.

BEING the same property conveyed to Rachel Ann Brannon, unmarried, by deed from Sallye Ann Snapp, unmarried, James P. Snapp, unmarried, Norma Waters, Lana Snapp, unmarried, and Ginger Snapp, unmarried, being the only heirs and next of kin of Landon B. Snapp, II, of record in Instrument Number: 00007426-0000412, Register's Office for Davidson County, Tennessee.

This is improved property known as 216 S. Graycroft Avenue, Madison, TN 37115.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 1st day of July, 2025.

Rachel A. Brannon
RACHEL ANN BRANNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared RACHEL ANN BRANNON with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15th day of July, 2025.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

