Karen Johnson
Batch # 1346268
11/14/2025 09 08 38 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20251114-0090785

THIS INSTRUMENT PREPARED BY:
ANDREW E MILLS
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.

Address of New Owners:	Send Tax Bills To	Map / Parcel
Cheryl Atwell & Christopher Atwell	Same	150 07 0 151 00
P O Box 57		150 04 0 059 00
Bon Aqua, TN 37025		148 02 0 070 00
		060 11 0A 057 00
		108 08 0 087 00
		050 11 0 065 00
		150 02 0 33900

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of **One and No/100ths ($1.00) Dollar**, to us paid, the receipt of which is hereby acknowledged, and other considerations hereinafter mentioned, I, **Cheryl B. Atwell, Trustee of the Bratcher Living Trust dated August 6, 2007,** by these presents do transfer and quit claim unto **Cheryl B. Atwell**, a seventy percent (70%) interest, and **Christopher Lynn Atwell**, a thirty percent (30%) interest, as tenants in common, and their heirs and assigns, in the following described tracts or parcels of land, lying and being of Davidson County Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Towne Village of The Country, Section Two, of record in Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust from Chris LLC, by Quit Claim Deed dated December 12th, 2017 and of record in instrument 20171214-0127611 at the Davidson County register of deeds office dated December 14th, 2017 Being the same property conveyed to Chris, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Hollis Bratcher and wife, Juanita Bratcher, of record in Instrument 20071016-0122472, Davidson County Register's Office, dated October 11, 2007,

This is improved property known as: 3261 New Towne Road, Antioch, TN 37013 (Map & Parcel 150 07 0 151.00)

and,

Land in Davidson County, Tennessee, being Lot No. 34-B, on the plan of Zone Lot Division Lots 32 thru 36, Chelsea of Priest Lake, Section One-A, of record in Plat Book 5200, Page 696, as amended in Plat Book 6250, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust from Chris LLC, by Quit Claim Deed dated December 12th, 2017, and of record in instrument 20171214-0127611 at the Davidson County register of deeds office dated December 14th, 2017 Being the same property conveyed to Chris, LLC, a Tennessee limited liability company, by deed from Brittney Jarrett and Kyle Jarrett, of record in Instrument 20161011-0107403, said Register's Office, dated October 7, 2016.

This is improved property known as: 3711 Folkstone Drive, Antioch, TN 37013 (Map & Parcel 150 04 0 059.00)

and,

Being Lot No. 14 on the Plan of Luna Heights, Section II, of record in Book 2900, page 85, Register's Office for said County, as follows:

Said Lot No. 14 fronts 217.6 feet on the southerly and southeasterly side of Lallemand Court as measured around a curve, and runs back 114 feet on the southwesterly line and 137 feet on the easterly line to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust from Chris LLC, by Quit Claim Deed dated December 12th, 2017, and of record in instrument 20171214-0127611 at the Davidson County register of deeds office dated December 14th, 2017. Being the same property conveyed to Chris, LLC by Quitclaim Deed from L. Hollis Bratcher of record in Instrument 20131206-0124472, said Register's Office, dated December 5, 2013.

This is improved property known as: 305 Lallemand Court, Nashville, TN 37211 (Map & Parcel 148 02 0 070 00)

and,

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled the Final Plat of Section Four, Pine Ridge Subdivision, of record in Plat Book 9700, Page 178, which amends the plat of record in Plat Book 6900, Page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust from Chris LLC, by Quit Claim Deed dated December 12th, 2017, and of record in instrument 20171214-0127611 at the Davidson County register of deeds office dated December 14th, 2017. Being the same property conveyed to Chris, LLC by deed from Leland Watts, married, of record in Instrument 20140829-0079074, said Register's Office, dated August 28, 2014

This is improved property known as 505 Longleaf Ct., Nashville, TN 37207 (Map & Parcel 060 11 0A 057.00)

and,

Being Lot No. 245-A, on the Plan of Zone Lot Division, Lot Nos. 244, 245, & 246, Section 2, Larchwood, of record in Plat Book 5800, Page 280, amending Plat Book 5200, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust from Ju Ju, LLC, by Quit Claim Deed dated December 12th, 2017, and of record in instrument 20171214-0127610 at the Davidson County register of deeds office dated December 14th, 2017 Being the same property conveyed to Ju Ju, LLC, a Tennessee limited liability company, by deed from Nermin Begovic and Amir Begovic, both unmarried, of record in Instrument 20131017-0108604, said Register's Office, dated October 15, 2013.

This is improved property known as: 3220 Trails End Lane, Nashville, TN 37214 (Map & Parcel 108 08 0 087.00)

and,

Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Village By The Creek, Section Four, as of record in Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete

and accurate description of said lot.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust from Ju Ju, LLC, by Quit Claim Deed dated December 12th, 2017, and of record in instrument 20171214-0127610 at the Davidson County register of deeds office dated December 14th, 2017. Being part of the same property conveyed to Ju Ju, LLC, by Quitclaim Deed from CAA, LLC, a Tennessee limited liability company, of record in Instrument 20131206-0124470, said Register's Office, dated December 5, 2013.

This is improved property known as: 3704 & 3706 Brickmont Drive, Nashville, TN 37207 (Map & Parcel 050 11 0 065.00)

and,

Land in Davidson County, Tennessee, being Lot No. 21-B on the plan of "Zone Lot Division Lots 16, 21 & 22, Justin Towne, Resubdivision of Lots 13 thru 26, Section Two", of record in Plat Book 5200, Page 681 (which revised prior plat in Plat Book 5200, Page 528), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust by quit claim deed dated June 1st, 2021, from L. Hollis Bratcher and wife, Juanita Ann Bratcher, and of record in instrument 20210603-0074304 dated June 3rd, 2021 Being the same property conveyed to L. Hollis Bratcher and wife, Juanita Ann Bratcher, by deed from Lisa E Rouse, unmarried, of record in Instrument No. 20180604-0052947, dated May 29, 2018, Register's Office for said County

This is improved property known as. 3132 Justin Towne Court, Antioch, TN 37013 (Map & Parcel 15002033900)

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 16 day of October, 2025.

Cheryl B. Atwell

Cheryl B. Atwell, Trustee

STATE OF TENNESSEE)
COUNTY OF DICKSON)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **Cheryl B. Atwell, Trustee of the Bratcher Living Trust dated August 6, 2007**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 16 day of October, 2025

BRITTANY KELLY STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY MY COMMISSION EXPIRES 8-29-2028

Brittany Kelly
NOTARY PUBLIC

My Commission Expires: _____

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 16 day of October, 2025.

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STATE OF TENNESSEE)
COUNTY OF DICKSON)

I hereby swear of affirm that the actual consideration for this transfer is $0.00.

Cheryl B. Atwell
AFFIANT

Subscribed and sworn to before me this 16 day of October 2025.

BRITTANY KELLY STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY MY COMMISSION EXPIRES 8-29-2028

Brittany Kelly
NOTARY PUBLIC

My Commission Expires: _____