Karen Johnson Davidson County
Batch # 1346268 DEEDQC
11/14/2025 09 08 38 AM 6 pgs
Fees $32 00 Taxes $0 00
20251114-0090786

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
Sherry Largent & Justin Atwell	Same	059 12 0 024 00
5708 Ascot Drive		150 04 0 059 00
Antioch, TN 37013		049 15 0 038 00
		060 11 0A 032 00
		150 07 0 382 00
		050 11 0 092 00
		081 11 0 070 00
		164 12 0 060 00

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 **Sherry Anita Largent**, a forty-five percent (45%) interest, and **Justin Daniel Bratcher**, a fifty-five percent (55%) interest, as joint tenants with a right of survivorship, 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. 51 on the Plan of Highland Trace Subdivision, Section 2, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat 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 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, Trustee of The Highland Trace Trust dated October 1, 2007, of record in Instrument 20131206-0124474, at the Davidson County Register's Office, dated December, 2013.

This is improved property known as: 2532-34 Highland Trace Drive, Nashville, TN 37207 (Map and Parcel 059 12 0 024.00)

and,

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of 2nd Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, Page 570, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 Ora P. Sweat, married, of record in Instrument 20160909-0095109, at the Davidson County Register's Office, dated September 8, 2016.

This is improved property known as: 205 Pin Oak Court, Antioch, TN 37013 (Map & Parcel 164 12 0 060.00)

and,

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Deer Meadows, Phase II, of record in Plat Book 6250, Page 280, Register's Office for Davidson County, TN, to which plat 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 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 D. Watts, married, of record in Instrument 20140829-0079071, at the Davidson County Register's Office, dated August 28, 2014.

This is improved property known as: 721 Flint Ridge Drive, Whites Creek, TN 37189 (Map & Parcel 049 15 0 038 00)

and,

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, of record in Book 6900, Page 660, Register's Office for Davidson County, Tennessee, to which Plan reference is 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 by deed from Cynthia Moorer, married, of record in Instrument 20150604-0052134, at the Davidson County Register's Office, dated May 29, 2015

This is improved property known as: 407 Shadetree Court, Nashville, TN 37207
(Map & Parcel 060 11 OA 032.00)

and,

Land in Davidson County, Tennessee, being Lot Number 363 on the Plat of Towne Village of The Country, Section 4-B, of record in Book 6250, Page 496, Register's Office for Davidson County, Tennessee.

Said Lot No. 363 fronts 64.43 feet on the easterly margin of Fall Court and extends back 135.04 feet on the southerly line and 155 feet on the northerly line to a dead line in the rear measuring 82 38 feet thereon.

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 Special Warranty Deed from Fifth Third Bank, an Ohio Banking Corporation, successor by merger to Fifth Third Bank N.A. doing business as Fifth Third Bank, N.A. (Tennessee), of record in Instrument 20131018-0109022, at the Davidson County Register's Office, dated October 4, 2013.

This is improved property known as: 812 Fall Court, Antioch, TN 37013
(Map & Parcel 150 07 0 382.00)

and,

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Towne Village of The Country, Section 2, of record in Plat Book 5200, Pages 176 & 177,

Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof 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, at the Davidson County Register's Office, dated December 5, 2013.

This is improved property known as: 300 Shoppe Court, Antioch, TN 37013
(Map & Parcel 081 11 0 070.00)

and,

Land in Davidson County, Tennessee, being the southerly part of Lot 311 on the Plan of J.M., T.J. and G.W. Harding's Plan of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said lot fronts 57 feet of the east side of 22nd Avenue North and runs back parallel lines 150 feet to a dead line.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of the Bratcher Living Trust from Sadler Properties, LLC, a Tennessee limited liability company, by Quit Claim Deed dated December 12th 2017, and of record in instrument 20171214-0127612 at the Davidson County register of deeds office dated December 14th, 2017. Being the same property conveyed to Juanita Bratcher and L. Hollis Bratcher by deed from Sadler Properties, LLC, a Tennessee limited liability company, of record in Instrument 20130624-0064184, at the Davidson County Register's Office, dated June 18, 2013

This is improved property known as: 1748 22nd Ave North, Nashville, TN 37208
(Map & Parcel 081 11 0 070.00)

and,

Being Lot No. 1 on the Plan of Gregor Subdivision, of record in Plan Book 5190, Page 155, of the Register's Office for Davidson County, Tennessee, to which plan 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 from Leland D. Watts, married, by

Quit Claim Deed dated December 12th & 13th, 2017, and of record in instrument 20171214-0127612 at the Davidson County register of deeds office dated December 14th, 2017. Being the same property conveyed to Juanita Bratcher and husband, L Hollis Bratcher by deed from Leland D. Watts, married, of record in Instrument 20130718-0074211, at the Davidson County Register's Office, dated July 15,2013.

This is improved property known as 1504 Rosedale Ave., Nashville, TN 37207 (Map & Parcel 071 12 0 300.00)

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this

16th 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 16th day of October, 2025.

Brittany Kelly

NOTARY PUBLIC

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

My Commission Expires: _____

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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 16th day of October 2025.

Brittany Kelly
NOTARY PUBLIC

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

My Commission Expires: _____