Karen Johnson Davidson County
Batch # 1405961 DEEDQC
04/15/2026 03:51:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260415-0030996

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 200 Hart Street, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Deborah Branham et al** **3213 Knobdale Road** **Nashville, TN 37214**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **084 12 0 127.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Deborah Branham,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey all right, title, and interest to a certain tract or parcel of Land described below unto the Grantees, their heirs and assigns and in the manner set forth as follows:

To Deborah Branham, a life estate;
To Brittnee Kikolski, a 70% remainder interest, and
To Brandon Branham, a 30% remainder interest

In and to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot no. 49 on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Deborah Branham and Bettye Singer by Quitclaim Deed from Donald L. Singer, of record in Instrument No. 20080530-0055055, Register's Office of Davidson County, Tennessee.

Bettye Singer having passed away testate, leaving as her sole beneficiary Brittnee Kikolski in her Last Will and Testament, which was duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 19P261.

The property herein conveyed is subject to such limitations, restrictions, and encumbrances as may affect the premises.

Note: Deborah Branham, Grantor, and Deborah Branham, Grantee, are one and the same person.

This is improved property known as **3213 Knobdale Road, Nashville, TN 37214.**

WITNESS MY HAND this the 13 day of April, 2026.

Deborah Branham

Deborah Branham

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Deborah Branham,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 13Th day of April, 2026.

TAMI SMOTHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 03, 2027

Tami Smotherman
NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Deborah Branham
AFFIANT

Sworn to and subscribed to before me this 13Th day of April, 2026.

TAMI SMOTHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 03, 2027

Tami Smotherman
NOTARY PUBLIC
My Commission Expires: