Karen Johnson Davidson County
Batch# 1467956 DEEDQC
09/03/2026 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081986

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Brandy Niccole McDaniel

TO:

Brandy Niccole McDaniel and
Preston Sky Umbarger

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 31 day of August, 2026, by **Brandy Niccole McDaniel, an unmarried woman** ("Grantor"), to **Brandy Niccole McDaniel, an unmarried woman, and Preston Sky Umbarger, an unmarried man** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 359 on the plan of Resubdivision of Lot No. 359 Percy Priest Meadows Sec. 1 (Resubdivision of Reserve Parcel 34) & Lot No. 251 Cherry Hills Sec. 8, of record in Book 4660, Page 175, in the Register's Office for said County.
>
> SAID Lot No. 359, which is a corner lot, fronts 50.00 feet on the northwesterly margin of Brantley Drive and fronts 90.11 feet on the southwesterly margin of Cherry Hills Drive, said frontages being joined by a curve having a length of 39.327 feet, and extends back 133.76 feet on the southwesterly line and 97.56 feet on the northwesterly line to a point of intersection.
>
> BEING the same property conveyed to John P. Petrone and Brandy Niccole McDaniel, by Quitclaim Deed from John P. Petrone, dated November 5, 2024, and recorded on November 7, 2024, in Instrument No. 20241107-0086813, in the Register's Office for Davidson County, Tennessee. John P. Petrone and Brandy Niccole McDaniel were married to each other when the said prior deed was executed on November 5, 2024. John P. Petrone passed away on June 30, 2026, leaving Brandy Niccole McDaniel as the surviving tenant by the entirety and sole owner of the subject property.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

In this instrument, words importing the singular include the plural and vice versa, and words importing any gender include all genders.

This is improved property known as: **2952 Brantley Drive, Antioch, TN 37013**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Brandy Niccole McDaniel
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brandy Niccole McDaniel**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 31 day of August, 2026.

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Notary Public

My Commission Expires: 7.2.29

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Subscribed and sworn to before
me, this 31st day of August, 2026.

Affiant

Notary Public
My Commission Expires: 7.2.29

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Brandy Niccole McDaniel and Preston Sky Umbarger 2952 Brantley Drive Antioch, TN 37013	Same/Owner	2952 Brantley Drive Antioch, TN 37013 150-06-0-011.00

Certificate of Authenticity

I, Alexandra H. Anderson, 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 8/31/24.

Affiant Signature

8/31/24
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this
31 day of August, 2026.

Notary's Signature
My Commission Expires: 7.2.29