Davidson County	DEEDQC
Recvd: 02/02/16 15:15	4 pgs
Fees:22.00 Taxes:0.00	
20160202-0010251	

This instrument prepared by & send tax bills to:
Christopher Stephen Bradley and Tonya Michelle Staggs
1432 McAlpine Avenue
Nashville, TN 37216
ASV-477346

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **CHRISTOPHER STEPHEN BRADLEY, HIS HEIRS AND ASSIGNS**, of 1432 McAlpine Avenue, Nashville, TN 37216, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **CHRISTOPHER STEPHEN BRADLEY, AN UNMARRIED MAN AND TONYA MICHELLE STAGGS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** of 1432 McAlpine Avenue, Nashville, TN 37216, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE. BEING THE SOUTHERLY 42 FEET OF LOT NO. 10 OF BLOCK "D", ON THE MAP OF COUNTRY CLUB ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK 843, PAGE 95, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID PART OF LOT NO. 10 FRONTS 42 FEET ON THE WESTERLY SIDE OF MCALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO ANY ALLEY.

SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD.

PARCEL ID: 072 04 0 297.00

THIS BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER STEPHEN BRADLEY, HIS HEIRS AND ASSIGNS FROM THOMAS E. BOMKAMP AND ENZA M. BOMKAMP, HUSBAND AND WIFE DATED FEBRUARY 28, 2003 RECORDED MARCH 5, 2003 INSTRUMENT 20030305-0029366.

Property Commonly Known As: 1432 McAlpine Avenue, Nashville, TN 37216

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the 7th day of January, 2015 16

Christopher Stephen Bradley

CHRISTOPHER STEPHEN BRADLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Christopher Stephen Bradley, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Davidson, Tennessee on this date of 7th January, 2016.

Notary Public
My Commission Expires: 1/8/19

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 7th day of January, 2016.

Notary Public
My Comm. Expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 7th Jan 2016 (DATE) before me, CLARISSA BLAKE (NAME, TITLE OF OFFICER E.G. NOTARY PUBLIC), personally appeared

CHRISTOPHER STEPHEN BRADLEY

NAME OF SIGNERS

___ personally known to me - or - ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

NOTARY SEAL

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

MY COMMISSION EXPIRES ON: 1/8/19

Description of Attached Document:

Title or type of document: QUIT CLAIM DEED

Document Date: 1/7/16 Number of Pages: 2

Signers Other Than Named Above: _____

Loan #: _____

True Copy Certification

I, JEFF DONNELLY, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeff Donnelly
Signature
JEFF DONNELLY

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me Nicole M. Yonlisky a notary public for this county and state, JEFF DONNELLY who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nicole M Yonlisky
Notary's Signature

My Commission Expires: 5-8-2019
Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nicole M. Yonlisky, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES