QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August 2017

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradford Lewis and Renee Lewis	**Same**	
(NAME)	(NAME)	**401 12 0 08500**
5106 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRADFORD LEWIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **BRADFORD LEWIS AND WIFE, RENEE LEWIS** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Dickerson Pike, 80 feet in width, at a corner common with the property conveyed to Tri Star Energy, LLC of record in Instrument Number 20010803-0083229 at the Register's Office for Davidson County, Tennessee;

Thence leaving Dickerson Pike with the southerly property line of Tri Star Energy, South 79 deg 15 min 00 sec East, 300.00 feet to an existing iron rod on the westerly property line of Gerald T. Fisher et ux, of record in Book 5893, Page 506;

Thence with the westerly line of Fisher, South 11 deg 02 min 38 sec West, 166.00 feet to an existing iron rod at a corner common with said Fisher;

Thence first with the northerly property line of Fisher then with the northerly property line of Vernon Ewing Johnson et ux of record in Book 2856, Page 372, North 79 deg 13 min 34 sec West, 314.30 feet to an existing iron rod on the easterly right-of-way line of Dickerson Pike; Thence with the easterly right-of-way line of Dickerson Pike with a curve to the right having a radius of 5689.58 feet, a curve length of 166.56 feet and a chord bearing and distance of North 15 deg 58 min 10 sec East, 166.56 feet to the point of beginning, containing 51,034 square feet or 1.172 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO **BRADFOR JASON LEWS**, BY QUITCLAIM DEED FROM **JAMES A. LEWIS AND HILDA LEWIS, AS HUSBAND AND WIFE AND BRADFORD JASON LEWIS** AS TENANTS IN COMMON, OF RECORD IN INSTRUMENT NUMBER **20170313-0024526** REGISTER'S OFFICE FOR DAVISON COUNTY TENNESSEE DATED THE 10TH DAY OF MARCH, 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans: T20170072537 DEEDQC
Recvd: 08/22/17 08:54 2 pgs
Fees: 12.00 Taxes: 0.00



20170822-0085892

This is
( ) **unimproved**
(X) **improved** property known as: **3855 Dickerson Pike, Nashville, TN 37207**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 18 day of August, 2017.

Bradford Jason Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bradford Jason Lewis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of August, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212