THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 47783 DEEDQC
01/16/2018 01:06:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180116-0004471

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Christopher S. Bradley 4316 Earlene Dr. Nashville, TN 37216	Christopher S. Bradley 4316 Earlene Dr. Nashville, TN 37216	61-12-132

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tonya M. Staggs, single,** by these presents does hereby quitclaim and convey unto **Christopher S. Bradley, a married man,** his heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "I" on the Plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Surveyor, December 6, 1948, as follows:

Beginning on the easterly margin of Eastdale Drive at the corner of Lots No. 12 & 13; thence with the line between said lots, eastwardly 375 feet, more or less, to the corner of Lots No. 3, 4, 5, 12 & 13; thence with the line between Lots No. 2, 3 & 13, northwestwardly 310 feet to the corner of Lots No. 1, 2 & 13; thence with the line between Lots No. 1 & 13, southwestwardly 140 feet, more or less, to the easterly margin of Eastdale Drive; thence with the easterly margin of said Drive, southeastwardly 175 feet to the beginning.

BEING the same property conveyed to Christopher S. Bradley, and wife, Tonya M. Staggs by Warranty Deed from John A. Gregor, II, of record in Instrument number 20091019-0096664, Register's Office for Davidson County, Tennessee, dated October 16, 2009 and recorded on October 19, 2009.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
11th day of January 2018 DTB

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of January, 2019.8 DTB

Tonya M. Staggs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tonya M. Staggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 11th day of January 2019.8 DTB

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021