Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lindsey Felts, Trustee of The Bradford Irrevocable Trust dated May 9, 2017 807 Bradford Avenue Nashville, Tennessee 37204	**105-14-0-207.00**	**Lindsey Felts, Trustee of The Bradford Irrevocable Trust dated May 9, 2017 807 Bradford Avenue Nashville, Tennessee 37204**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Kyle Felts** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Lindsey Felts, Trustee of The Bradford Irrevocable Trust dated May 9, 2017** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, being an undivided one-half (1/2) interest as tenant in common, in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **807 Bradford Avenue, Nashville, Davidson County, Tennessee, 37204**.

Bill Garrett Davidson County
Batch# 51539 DEEDQC
01/25/2018 11:22:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180125-0007842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 9th day of May, 2017.

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Emerge Law, PLC perform a title examination; and that neither Brian S. Shelton nor Emerge Law, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 9th day of May, 2017.

Kyle Felts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of May, 2017.

Notary Public

My Commission Expires:
10/31/17

BRIAN S. SHELTON
STATE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 31 2017

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Nashville Trust Company's Resubdivision of Block F, of C.D. Elliott's Plan, of record in Plat Book 843, Page 97, in the Register's Office for said County, to which reference is made for a more complete description.

BEING the same undivided one-half interest in the property conveyed to Kyle Felts and Larry C. Felts, as tenants in common, by deed from Gary Lowe, a married man, and Sherry Graham, a married woman, of record at Instrument Number 20160425-0039722, Register's Office for Davidson County, Tennessee.