QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 59599 DEEDQC
02/15/2018 03:32:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180215-0015067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF: February, 2018.

Notary Public

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

WILLIAM E GRONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
Donna Bradbury (NAME)	Donna Bradbury (NAME)	
422 Emmitt Avenue (ADDRESS)	534 E 88th Street, Apt. 1F (ADDRESS)	052-05-0-071.00
Nashville, Tennessee 37115 (CITY) (STATE) (ZIP)	New York, NY 10128 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

422 EMMITT, LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

DONNA BRADBURY, AN UNMARRIED WOMAN ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 OF BLOCK 1 ON THE PLAN OF REVISED PLAN OF POWER AND ROTH MADISON PARK SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 7, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE, TO WHICH PLAN RFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OFTHE PROPERTY.

SAID LOT NO. 40 FRONTS 60 FEET ON THE SOUTH SIDE OF EMMITT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 300 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO 422 EMMITT, LLC, BY QUITCLAIM DEED FROM DONNA BRADBURY, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NUMBER 20160229-0019137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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*****

This is **improved** property known as: **422 Emmitt Avenue, Madison, Tennessee 37115-4715**

Witness our hands this the 8th day of February, 2018.

422 Emmitt, LLC

By: Donna Bradbury, Sole Member

STATE OF New York)
COUNTY OF New York)

On this the 8th day of February, 2018, before me personally appeared **Donna Bradbury**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **422 Emmitt, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **422 Emmitt, LLC**, as Member.

Witness my hand and official seal, this the 8th day of February, 2018.

Notary Public

My Commission Expires: 2/4/2021

Mildred Baez
Notary Public, State of New York
Reg. No. 01BA6275958
Qualified in New York County
Commission Exp. February 4, 2021