THIS INSTRUMENT PREPARED BY:

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

Karen Y Johnson Davidson County
Batch# 148683 DEEDQC
10/03/2018 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181003-0098353

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:
Roxanna Sue Bradley 6413 Riverplace Dr. Nashville, TN 37221	New Owner	126-16 OA-037.00

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, **Roxanna Sue Bradley formerly known as Roxanna S. Pierce and Gerald L. Pierce, unmarried,** by these presents does hereby quitclaim and convey unto **Roxanna Sue Bradley, married,** their 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. 37 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Plat Instrument No. 20011026-0117321, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gerald L. Pierce and wife, Roxanna S. Pierce by Warranty Deed of record at Instrument No. 20050404-0036510, dated 03/31/2005 and recorded 04/04/2005, in the Register's Office of Davidson County, Tennessee.

Being also known as 6413 Riverplace Drive, Nashville, TN 37221.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 1st day of Oct 2018.

Roxanna Sue Bradley
Affiant

My commission expires: 2/25/2020 (Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY MY COMMISSION EXPIRES 2-25-2020

Return to: NFT-18TN30781-A
Champion Title & Settlements, Inc.
21631 Ridgetop Circle, #250
Sterling, VA 20166

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of Oct, 2018.

Gerald L. Pierce
Gerald L. Pierce

Roxanna Sue Pierce FKA Roxanna S. Pierce
Roxanna Sue Bradley FKA Roxanna S. Pierce

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 Gerald L. Pierce and Roxanna Sue Bradley FKA Roxanna S. Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1st day of Oct 2018.

Notary Public

My Commission Expires: 2/25/2020

STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY MY COMMISSION EXPIRES 2-25-2020

True Copy Certification

I, RITA MURRAY, 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.

Rita Murray
Signature

Commonwealth of VIRGINIA,

County of LOUDOUN:

Personally appeared before me, Ji Hye Han, a notary public for this county and state, RITA MURRAY who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/30/20
Notary' Seal (if on paper)

