This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 201965 DEEDQC
03/05/2019 11:01:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190305-0019987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $0.00

Montoya Bradford
Affiant

Subscribed and sworn to before me this 2nd, day of March, 2019.

Notary Public
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as Follows:
Montoya Bradford
2614 Colbert Drive
Nashville, TN 37206

Send Tax Bills To:
Montoya Bradford
2103 Thistlewood Drive
Nashville, TN 37216

Map-Parcel No.
08401004800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of **Tennie Mae Mitchell, unmarried,** has bargained and sold and does hereby quitclaim, transfer and convey all her right, title and interest which they may have in the hereinafter described property to **Montoya Bradford,** married, her heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee,** and more particularly described as follows, to-wit:

BEING Lot No. 1 on the Plan of Rosebank Court, of record in Book 3106 at page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Charles E Mitchell and wife, Tennie Mae Mitchell from James Coy Williams, unmarried, by Warranty Deed dated October 19th, 1990 and recorded October 19th 1990, Book 8219, Pages 967-969, Register's Office for Davidson County, Tennessee; the said Charles E Mitchell having since passed, leaving the property vested in Tennie Mae Mitchell, unmarried.

Being also known as 2614 Colbert Drive, Nashville, TN 37206.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Granter makes no warranties as to the state of the title to the property but acquits any claim that Granter has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 2nd day of March, 2019.

Tennie Mae Mitchell

Tennie Mae Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Tennie Mae Mitchell,** with whom I am personally acquainted (or who proved to me her identity 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, at office, this 2nd, day of March, 2019.

NOTARY PUBLIC
My Commission Expires: 9-16-2020

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY