THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
With information furnished by the Parties hereto and without the Benefit of a title search and/or Examination of title
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 214166 DEEDQC
04/04/2019 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190404-0030846

Name & Address New Owner:	Send Tax Statements to:	Map and Parcel:
Laura Jane Bradford **500 Lanier Drive** **Madison, TN 37115**	**Same as New Owner**	**052 02 0 006.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **JANE D. BRADFORD AND REGINA FAYE BAKER, both as Devisees under the Last Will and Testament of WILLIAM L. DUNMAN, deceased, and JANE D. BRADFORD also in the capacity of Executrix of the Estate of the said William L. Dunman, deceased,** as Grantors, by these presents do hereby quitclaim and convey unto **LAURA JANE BRADFORD aka JANE D. BRADFORD,** Grantee , her heirs and assigns, all our right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 6, Block "E" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the west side of Lanier Drive, as measured around a slight curve,,and extends back 258.7 feet on the north line and 366.2 feet on the south line to a dead line in the rear on which it measures 193.7 feet.

Being the same property conveyed to William Lawrence Dunman and wife, Mary P. Dunman by Warranty Deed dated May 12, 1966 from William A. Elliott and wife, Margaret F. Elliott, which Warranty Deed is of record in Book 4017, Pages 439 in the Register's Office for Davidson County, Tennessee. The said Mary P. Dunman having Since died November, 2010 leaving William Lawrence Dunman as the surviving tenant by the entirety. The said William Lawrence Dunman aka William L. Dunman having since died testate on July 20, 2018, and by his Last Will and Testament, Probate No. 18P1400, above described property was devised to **Jane D. Bradford.**

THE ABOVE IS IMPROVED PROPERTY located at 462 Lanier Drive, Madison, TN 37115, and

The legal description of such property is copied from above referenced Warranty Deed.

SAID PROPERTY is conveyed subject to such limitations and encumbrances , if any, as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 27 **day of** ~~February~~ March, **2019.**

Jane D Bradford

Jane D. Bradford, Devisee under the Last Will and Testament of William L. Dunman and Executrix of the Estate Of the said William L. Dunman, deceased

Regina Faye Baker

Regina Faye Baker Devisee under the Last Will and Testament of William L. Dunman, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jane D. Bradford,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed this instrument for the purpose set forth herein.

Witness my hand and official seal at office at Madison, Tennessee, this the 27 day of March ~~February, 2~~019.

My commission expires: ~~7/5/2021~~ 11-5-19

Sandy Balent
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Regina Faye Baker,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed this instrument for the purpose set forth herein.

Witness my hand and official seal at office at Madison, Tennessee, this the 27 day of March ~~February,~~ 2019.

My commission expires: ~~7/5/2021~~ 11-5-19

Sandy Balent
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Jane D. Bradford
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
This 27 day of ~~February~~ March, 2019.

Sandy Balent
Notary Public

My commission expires: ~~07/05/2021~~ 11-5-19

STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).