Karen Johnson Davidson County
Batch# 236724 DEEDQC
05/30/2019 03:01:22 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190530-0051474

This Instrument Prepared By: Jenna P. D'Agostino, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	Instrument No.
Kimberly Susan Bradshaw 629 Albany Drive Hermitage, Tennessee 37076	Kimberly Susan Bradshaw 629 Albany Drive Hermitage, Tennessee 37076	20171103-0113262 Record Book 4175 Page 12 File No. 17-10-004

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, CAROL ANNE RICH (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto KIMBERLY SUSAN BRADSHAW (hereinafter "Grantee"), their successors and assigns, all of the right, title and interest in a certain tract and parcel of land attached to the property located 629 Albany Drive, Hermitage, Tennessee 37076, Davidson County, Tennessee, and being more particularly described as the following tract of real estate:

> All that certain property situated in the County of DAVIDSON, and within the corporate limits of the City of HERMITAGE, and State of TENNESSEE, being described as follows:
>
> Warranty Deed from David A. Hollinger to Kimberly Susan Bradshaw and Carol Anne Rich on October 27, 2017, filed for record on November 3, 2017 at 2:34 PM, Recorded Instrument 20171103-0113262 at Register's Office for Davidson County, Tennessee.
>
> The Land referred to in this policy is described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, in the Register's Office for Davidson County, Tennessee. To which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Kimberly Susan Bradshaw and Carol Anne Rich by deed from David A. Hollinger of record in Instrument No. 20171103-

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0113262 Register's Office for Davidson County Tennessee, dated October 27, 2017 and recorded on November 3, 2017.

Being also known as 629 Albany Drive, Hermitage, Tennessee 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor is only conveying Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2019, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

THIS SPACE IS PURPOSELY LEFT BLANK.

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Witness my hand this the 29 day of May, 2019.

Kimberly S. Bradshaw
KIMBERLY SUSAN BRADSHAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 29 day of May, 2019.

My Commission expires: 1/6/20

NOTARY PUBLIC: Paige Scott

PAIGE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Witness my hand this the 29 day of MAY, 2019.

Carol A. Rich
CAROL ANNE RICH

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal this the 29th day of May, 2019.

My Commission expires: 1/6/20

NOTARY PUBLIC: Paige Scott

PAIGE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual value of consideration, whichever is greater, for this transfer is $1.00 Dollar.

KIMBERLY SUSAN BRADSHAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 29th day of May, 2019.

My Commission expires: 1/6/20

NOTARY PUBLIC:

PAIGE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value of consideration, whichever is greater, for this transfer is $1.00 Dollar.

Carol A. Rich
CAROL ANNE RICH

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal this the 9th day of May, 2019.

My Commission expires: 1/12/22

NOTARY PUBLIC: [signature]

PAIGE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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