Karen Johnson Davidson County
Batch# 243388 DEEDQC
06/14/2019 10:02:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190614-0057305

This instrument prepared by Lena Beal, Attorney at Law, 22 Monroe Ave, Lexington, TN 38351

QUITCLAIM DEED

This instrument made and entered into this the 29th day of May, 2019, by and between THOMAS BRADFIELD and wife, KATRINA BRADFIELD, Parties of the First Part, and KATRINA BRADFIELD, Party of the Second Part.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Parties of First Part, THOMAS BRADFIELD and wife, KATRINA BRADFIELD, hereby convey and quitclaim all of their rights, title and interest unto the Party of the Second Part, KATRINA BRADFIELD, in and to a certain tract or parcel of land lying and being situated Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 39, on the plan of Section One, Clover Bottom Subdivision, of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> This being the same property conveyed to Thomas Bradfield and wife, Katrina Bradfield by deed of Justin Blancett and wife, Katheryn Blancett, recorded on March 13, 2018, and located in Instrument No. 20180313-0023744, Register's Office, Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
> The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
> The Plan of record in Plat Book 1424, Page 50, Register's Office for DAVIDSON County, Tennessee.
> Restrictive covenants contained in an instrument of record in Book 1581, Page 427, Register's Office for DAVIDSON County, Tennessee.
> Subject to the flow of any stream across the subject property.
> Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is improved property known as 2818 Blue Brick Drive, Nashville, TN 37214.

SAID ACREAGE INCLUDES BUT HEREBY EXPRESSLY EXCLUDES ANY AND ALL PORTIONS OF THE PUBLIC ROAD RIGHT OF WAYS. THIS DEED WAS PREPARED FROM PREVIOUS DEED WITH NO SURVEY, NO OPINION RENDERED AS TO ACCURACY OF LEGAL DESCRIPTION.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their signatures, on this the 29th day of May, 2019.

THOMAS BRADFIELD

KATRINA BRADFIELD

STATE OF TENNESSEE:
COUNTY OF HENDERSON:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named THOMAS BRADFIELD and wife, KATRINA BRADFIELD, the within named bargainers, with whom I am personally acquainted, and who, acknowledge that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Lexington, Tennessee, on this the 29th day of May, 2019.

NOTARY PUBLIC

LENA D. BEAL STATE OF TENNESSEE NOTARY PUBLIC HENDERSON COUNTY

MY COMMISSION EXPIRES: 1/5/20

Map & Parcel
096 060 008.00

FUTURE TAXES WILL BE PAID BY:
Colton Bradfield
2818 Blue Brick Dr
Nashville, TN 37214

The parties hereto acknowledge that Lena Beal, Attorney at Law, is not the closing agent for this transaction pursuant to the provision of Section 6045(a) of the Internal Revenue Code as amended by the Tax Reform Act of 1966.

NO TITLE OPINION RENDERED

STATE OF TENNESSEE, HENDERSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of May, 2019.

LENA D. BEAL STATE OF TENNESSEE NOTARY PUBLIC HENDERSON COUNTY

New Owner: Katrina Bradfield
1275 Luray Rd
Huron, TN 38345