Karen Johnson Davidson County
Batch# 258840 DEEDQC
07/19/2019 09:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190719-0070762

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190023987LD

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 060 07 0 141.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 2 day of July, 2019, by and between **Sampson Bradley, Jr., a married man, who acquired title as unmarried, joined in execution by his spouse Jhomarie G. Bradley**, a mailing address of 3023 Lyndale Dr, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Sampson Bradley, Jr. and Jhomarie G. Bradley, husband and wife, as joint tenants with right of survivorship**, a mailing address of 3023 Lyndale Dr, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3023 Lyndale Dr, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Sampson Bradley, Jr., an unmarried man from Wanda J. Williams, Unmarried in a prior Deed recorded under Book 8391, Page 237, Instrument Number 28354, recorded on 07/03/1991 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sampson Bradley, Jr.

Sampson Bradley, Jr.

Jhomarie G. Bradley

Jhomarie G. Bradley

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN.
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Sampson Bradley, Jr. and Jhomarie G. Bradley, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN., this 2 day of July, 2019.

Eddie N. Morthel

Notary Public
My Commission expires: 9-16-2020

No title exam performed by the preparer. Legal description and party's names provided by the party.

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Sampson Bradley Jr.
Affiant

STATE OF Tn.
COUNTY OF Davidson

Sworn to before me this 2 day of July, 2019.

Eddie N. Northel
Notary Public
My Commission Expires: 9-16-2020

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:
Sampson Bradley, Jr. and Jhomarie G. Bradley
3023 Lyndale Dr
Nashville, TN 37207

Name and address of property owner:
Sampson Bradley, Jr. and Jhomarie G. Bradley
3023 Lyndale Dr
Nashville, TN 37207

LEGAL DESCRIPTION

The following described real property in the City of Nashville, County of DAVIDSON, State of TN:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of C.M. Richmond Subdivision of record in Book 6050, page 33, Register's Office for said County.

Said Lot No. 5 fronts 112.30 feet on the northerly margin of Lyndale Drive and extends back 184.07 feet on the westerly line which is a broken line and 184.85 feet on the easterly line to a dead line in the rear, measuring 128.60 feet thereon. Together with a 20 x 90 drive way easement along the southwesterly portion of said lot.

Being the same parcel conveyed to Sampson Bradley, Jr. from Wanda J. Williams, by virtue of a deed dated 6/28/1991, recorded 7/3/1991, in deed book 8391, page 237, as instrument no. 28354 county of Davidson, state of Tennessee.

Parcel/APN/Tax ID: 060 07 0 141.00

True Copy Certification

I, **Jennifer Terranova,** 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022