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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203-A**<br>**Nashville, TN 37215**<br><br>*No title search was performed in the preparation of this Quitclaim Deed.* | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br>Subscribed and sworn to before me, this 19th day of September 2019.<br><br>Notary Public<br>My Commission Expires: 3/7/23 |

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Quentin Bradley and Maria Bradley, Trustees<br>1004 Lawrence Avenue<br>Nashville, TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>105-13-0-163.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Quentin N. Bradley and Maria A. Bradley, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Quentin Bradley and Maria Bradley as Trustees of the Bradley Family Revocable Trust u/a dated September 19, 2019** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 7 on the Plan of the McAllister Property as of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 7 fronts 50.0 feet on the northerly side of Lawrence Avenue and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Quentin N. Bradley and Maria A. Bradley, husband and wife from Hannah Cates, unmarried by Warranty Deed recorded on August 2nd, 2016 in Instrument No. 20160802-0079402, Register's Office of Davidson County, Tennessee.

Quentin N. Bradley and Quentin Bradley being one and the same person.

Karen Johnson Davidson County
Batch# 289758 DEEDQC
09/23/2019 11:01:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190923-0096327

Maria A. Bradley and Maria Bradley being one and the same person.

This is improved property known as 1004 Lawrence Avenue Nashville, TN 37204.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September 2019.

**Quentin N. Bradley**

**Maria A. Bradley**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Quentin N. Bradley and Maria A. Bradley,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of September 2019.

Notary Public

My Commission Expires: 3/3/20

WARNE JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON