This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 308545 DEEDQC
10/30/2019 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3.70
20191030-0111459

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Isaac Hernandez Tapia	Same as Owner	07500006300
119 Cedar Ridge Drive		
LaVergne, TN 37086		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Odell Bradley, Jr. a/k/a O. P. Bradley, Jr.,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Isaac Hernandez Tapia,** his heirs and/or assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follow, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey of Ray G. Cole, dated 10/15/79 as follows:

Beginning at an iron pin in the westerly margin of Tulip Grove Road, said point being the southeast corner of the Tom Stark property of record in Book 3286, page 121; thence along the westerly margin of Tulip Grove Road South 31 degrees 46' West 406.12 feet to an iron pin; thence leaving the margin of said Tulip Grove Road North 85 degrees 33' West 64.91 feet to a point; thence North 4 degrees 14' West 261.58 feet to a point in a branch; thence coming out of said branch North 37 degrees, 25' East 127.35 feet to an iron pin; thence South 84 degrees 21' East 221.54 feet to the point of beginning containing 1.45 acres, more or less.

Being the same property conveyed to O. P. Bradley, Trustee with full power to transfer and convey without joinder of any person or persons, by Clerk and Master's Deed from Raymond L. Barrett, Clerk and Master from the heirs of William Cockrill, executed November 9, 1979, recorded November 16, 1979, in Book 5531, page 929, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Odell Bradley, Jr. Sole Beneficiary of Odell P. Bradley, deceased by Order from Christian S. Hofstetter, Executor pursuant to Letters Testamentary of record in Probate Docket No. 99977, Seventh Circuit Court, Probate Division for Davidson County, Tennessee, executed May 20, 1999, recorded May 21, 1999.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 15th day of October 2019.

O. P. Bradley, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odell Bradley, Jr. a/k/a O.P. Bradley, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15th day of October 2019.

Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October 2019.

Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Pam McBroom, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ana Ghianni, a notary public for this county and state, Pam McBroom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISION EXPIRES: 5/30/2021

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201910300111459