THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Stacy E. Bradford 3408 Olsen Lane Nashville, TN 37218	New Owner	080-03-0-021.00

Karen Johnson Davidson County
Batch# 394438 DEEDQC
05/01/2020 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200501-0045752

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2020.

Notary Public

My Commission Expires: 11/03/2020
(Affix Seal)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Stacy E. Bradford, an unmarried man, and Jamie A. McDougal, an unmarried woman,** hereinafter referred to as the Grantors, do this day quitclaim unto **Stacy E. Bradford, an unmarried man,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantors' interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 536, on the plan of Bordeaux Hills, Section Eight, of record in Plat Book 4175, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed Stacy E. Bradford and Jamie A. McDougal, husband and wife, by Warranty Deed from James T. Bradford, a married person, dated December 5, 2016, recorded on December 7, 2016 in Instrument No.: 20161207-0128628, Register's Office for Davidson County.

This is improved property known as: **3408 Olsen Lane, Nashville, TN 37218.**

Grantors having been **erroneously** described in the prior conveyance as "husband and wife," this property is not a marital residence of the Grantors and as such is **not** subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; and (3) taxes, which have NOT been pro-rated as of the date of this conveyance and assumed by the Grantee herein.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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, this instrument has been executed this the 29 day of April, 2020.

GRANTORS:

Stacy E. Bradford

Jamie A. McDougal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stacy E. Bradford and Jamie A. McDougal, the within named bargainors, with whom I am personally acquainted, and who, upon oath, executed that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 29 day of April, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM