This instrument prepared by:

Jennifer L. Honeycutt, Esq.
220 Bridge Street
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 428497 DEEDQC
06/30/2020 11:15:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200630-0070647

This deed was prepared from information provided by the grantor and no examination of title was requested or performed.

QUITCLAIM DEED

Address of New Owner:	Tax Map-Parcel Numbers:	Send Tax Bills To:
Wendy Bradford, et al **15 Estes Road** **Lebanon, Tennessee 37087**	**Map 91-15; Parcel 243**	**Same**

I, Wendy Bradford, being one and the same person as Wendy Lara Freeman Ellison, remise, release and quitclaim unto my sister, Deborah Leigh Freeman Duke, a one-third undivided interest, and to my brother, James Bradley Freeman, a one-third undivided interest, in and to certain land situated within Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 817 in Block 113, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee.

Said lot fronts 25 feet on the north side of Charlotte Avenue and extends back northwardly between parallel lines 150 feet to an alley in the rear, being a part of the property conveyed to the First Savings Bank & Trust Co., by deed of the State Bank & Trust Co., of record in Book 460, page 264, Register's Office of Davidson County, Tennessee.

BEING the same property acquired by James Freeman and wife, Virginia W. Freeman, from William L. James of record in Book 9560, Page 40, Register's Office for Davidson County, Tennessee. Virginia W. Freeman, being one and the same person as Edith Virginia Freeman, died on December 1, 2013 thereby vesting title in James Freeman. James Freeman died testate on January 13, 2017 and by the terms of his Will and Testament admitted to probate in the Matter of the Probate of the Last Will and Testament of James Freeman, Deceased, Docket No. 2017PR248, Probate Court of Wilson County, Tennessee, and which is of

record in Will Book 38, Page 320, he devised said property to myself and my sister and my brother aforesaid as equal tenants in common. The purpose of this instrument is to correct any ambiguity arising from my conveyance of said property by myself as personal representative of said estate to myself, by Executor's Quitclaim Deed of record in Instrument No. 20200427-0043533, Davidson County Register of Deeds, so as to carry out the devise to the three of us as equal tenants in common. A certified copy of the Last Will and Testament of James Freeman is of record as Instrument No. 20200626-0069505, Davidson County Register of Deeds.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 9th day of June 2020.

Wendy Bradford

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared **Wendy Bradford** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who executed the foregoing instrument for the purpose therein set forth.

Witness my hand and seal, at office, this 20th day of July, 2020.

JENNIFER L. HONEYCUTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/6/2020

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration of this transfer is $-0-.

Affiant

Subscribed and sworn to before me,
this 20th day of July 2020.

NOTARY PUBLIC

My Commission Expires: 9/6/2020

JENNIFER L. HONEYCUTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY