Karen Johnson Davidson County
Batch# 439057 DEEDQC
07/16/2020 11:25:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200716-0078025

QUITCLAIM DEED

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 15 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-SB-VRES-20-3604

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam P. O'Dell, Trustee of the Aardvark Family Trust, Dated July 13, 2020	**New Owner**	
(NAME) **3604 Richland Ave,**	(NAME)	**104-09-0-091.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELLE BRADBURY AND HUSBAND, DAVID BRADBURY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM P. O'DELL, TRUSTEE OF THE AARDVARK FAMILY TRUST, DATED JULY 13, 2020** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 125 and the East half of Lot No. 127 of Block No. 6 on the Plan of Richland Realty Co., Division A, of record in Plat Book 161, Page 151, in the Register's Office for Davidson County, Tennessee, and shows the property divided into blocks, but does not show the blocks subdivided into lots.

Beginning at a point on the Northern margin of Richland Avenue 65 feet West of Bowling Street, running thence Northerly at right angles to the said margin of Richland Avenue 192.5 feet to the Southerly margin of an alley; thence at right angles, Westwardly with the Southerly margin of said alley 75 feet to a point: thence at right angles Southwardly 192.5 feet to the Northerly margin of Richland Avenue, Eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Russelle Bradbury and husband, David Bradbury of record in 20200714-0078023, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3604 Richland Ave, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 15 day of July, 2020.

Russelle Bradbury

David Bradbury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELLE BRADBURY, the within named bargainor, 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 official seal, this the 15th of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID BRADBURY, the within named bargainor, 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 official seal, this the 15th of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212