Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 463140 **DEEDQC**
08/25/2020 09:52:32 AM 1 pg
Fees: $12.00 Taxes: $0.00

20200825-0095953

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant Joanne S. Brady

Subscribed and sworn to before me this 24 day of **August, 2020.**

Danielle M Lindhurst
Notary Public # 589692

My Commission Expires: 11-16-21

Danielle M. Lindhurst
State At Large, Kentucky
Notary Public
Commission No. 589692
My Commission Expires 11/16/2021

QUITCLAIM DEED

Address New Owner:
Joanne S. Brady
Charles J. Bailey
954 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Numbers:
142-9-C

954

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Joanne S. Brady, a single woman** by these presents does hereby transfer and quitclaim and convey unto **Joanne S. Brady, a single woman and Charles J. Bailey, a married man as joint tenants with the right of survivorship,** their successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

Unit No. 954, together with the carport designated as No. 954-C, in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, Page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard E. Brady and wife, Joanne S. Brady, by deed from Haury & Smith Contractors, Inc., recorded in Book 5690, Page 687, Register's Office for Davidson County, Tennessee. The said Richard E. Brady, having since died on November 14, 2001, leaving his wife, Joanne S. Brady, Grantor herein, as sole owner.

This is improved property, **954 General George Patton Road, Nashville, TN 37221**

WITNESS my hand this 24th day of **August, 2020.**

Joanne S. Brady
Joanne S. Brady

STATE OF **Kentucky**
COUNTY OF **Boone**

On this 24th day of **August, 2020,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Joanne S. Brady** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that **she** executed the within instrument for the purposes therein contained as **her** free act and deed.

WITNESS my hand this 24th day of **August, 2020.**

Danielle M Lindhurst
Notary Public

My Commission Expires: 11-16-21

Danielle M. Lindhurst
State At Large, Kentucky
Notary Public
Commission No. 589692
My Commission Expires 11/16/2021