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

Karen Johnson Davidson County
Batch# 471560 DEEDQC
09/08/2020 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200908-0101822

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Stacy E. Bradford & Jimmy N. Bradford 3405 Olsen Lane Nashville, TN 37218	New Owner	08003001800

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 3rd day of September, 2020.

Notary Public

My Commission Expires: _____
(Affix Seal)

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE 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, **James Bradford, Jr., a widower**, hereinafter referred to as the Grantor, has this day quitclaimed unto **Stacy E. Bradford, a single man, and Jimmy N. Bradford, married, together as joint tenants with rights of survivorship,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's 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. 539 on the Plan of Bordeaux Hills, Section 8, as of record in Book 4175, page 113, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Bradford, Jr. and wife, Ruth E. Bradford by Warranty Deed from Rebecca S. Glover, dated June 30, 1972, recorded on July 3, 1972, of record in Book 4615, page 461, Register's Office for Davidson County, Tennessee.

Ruth E. Bradford having deceased on March 29, 2018. Therefore James Bradford, Jr. as surviving tenant becoming tenant by the entirety.

This Instrument executed on behalf of James Bradford, JR. ("Principal") by Stacy E. Bradford, pursuant to the Power of Attorney of record in Instrument No. 20200729-0083113, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated by reference.

This is unimproved property known as: **3405 Olsen Lane, Nashville, TN 37218.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, this instrument has been executed this the 3rd day of September, 2020.

GRANTOR:

James Bradford Jr by Stacy E Bradford his attorney in Fact

James Bradford, Jr. by Stacy E. Bradford his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stacy E. Bradford, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James Bradford, Jr. ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

IN WITNESS WHEREOF, this the 3rd day of September, 2020.

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

Jim Myers
Notary Public
My Commission Expires: _____

EXHIBIT "A"
TO Quitclaim Deed

From: James Bradford, Jr.
To: Stacy E. Bradford, a single man, and Jimmy N. Bradford, a single man, together as joint tenants with rights of survivorship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 3rd day of September, 2020.

Notary Public
My Commission Expires: _____

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

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

