THIS INSTRUMENT PREPARED BY:
Millennial Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Address New Owner(s)
Case Roland Bradford
512B Rosedale Avenue
Nashville, TN 37203

Send Tax Bills To:
SAME

Map & Parcel No.:
118 04 0P 002.00

Karen Johnson Davidson County
Batch# 473590 DEEDQC
09/10/2020 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200910-0103444

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Case Roland Bradford and Katie Tyson Graham, husband and wife** ("Grantors") hereby quitclaim and convey unto **Case Roland Bradford and Katie Graham Bradford, husband and wife** ("Grantees"), their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

The following tract or parcel of land, to-wit: A certain unit located in Davidson County, Tennessee, being Unit No. 512B of 512 Rosedale Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 512 Rosedale Avenue, a Horizontal Property Regime With Private Elements of record at Instrument No. 20180727-0073476, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all casements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings there of; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Case Roland Bradford and Katie Tyson Graham, husband and wife, by Warranty Deed dated February 15, 2019, from Nash Properties, LLC, a Tennessee limited liability company, of record in Instrument Number 20190220-0015458, Register's Office for Davidson County, Tennessee.

This is improved property known as 512B Rosedale Avenue, Nashville, TN 37203.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24 day of August, 2020

Case Roland Bradford

Katie Tyson Graham Bradford

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of August, 20 20, before me, the undersigned, personally appeared **Case Roland Bradford and Katie Tyson Graham Bradford**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ —.

AFFIANT

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

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24