QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 523053 **DEEDQC**
12/01/2020 01:34:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201201-0139513

B-FF-20-3418

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 20 DAY OF November 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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
Jared Bradley and Ashley Bradley	**New owner**	
(NAME)	(NAME)	**117-06-0-056.00**
3418 Hampton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ASHLEY BRADLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARED BRADLEY AND ASHLEY BRADLEY, HUSBAND AND WIFE** 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 the Easterly 100 Feet of the Westerly 130 Feet of the Northerly Part of Lot No. 13 on the Plant of Hillsboro Heights, Not of Record, described According to a Survey Made by W. B. Southgate, Engineer, May , 1910, as Follows:

Beginning on the Northerly Margin of Hampton Avenue at a Point 1070 Feet West of the Center Line of 23rd Avenue South, Said Point Being the Southwest Corner of the Property Conveyed to Ruby Richardson Donnelly by Deed From Loiette Hampton Hume, Et Al, of Record in Book 1040, Page 486, Register's Office for Said County; Thence With the Northerly Margin of Hampton Avenue, Westwardly 100 Feet to the Southeast Corner of the Property Conveyed to Emmett F. Bearden, Jr., and Wife, by Deed From Loiette Hampton Hume, Et Al, of Record in Book 1104, Page 354, Said Register's Office; Thence With Said Bearden's Easterly Line, Northwardly 344.7 Feet, More or Less, to the Southerly Line of Lot No. 7; Thence With Said Line Eastwardly 100 Feet to the Northwest Corner of Said Donnelly Lot; Thence With the Westerly Line of Same Southwardly 344 Feet, More or Less, to the Beginning.

Being the same property conveyed to Jared J. Bradley and Ashley Bradley, husband and wife by Warranty deed from George B. Mabry Jr., Trustee of the George B. Mabry Family Trust u/w/o George B. Mabry dated June 20, 2001, as to a one-half (1/2) undivided interest, and George B. Mabry Jr., Executor of the Estate of Sally S. Mabry, deceased, as to a one-half (1/2) undivided interest, of record in Instrument No. 20131212-0125775 Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on December 12, 2013.

Being the same property conveyed to Ashley Bradley, married by Quitclaim deed from Jared J. Bradley and Ashley Bradley, husband and wife of record in Instrument No. 20180220-0015756 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 20, 2018.

This is **improved** property known as: **3418 Hampton Avenue, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 20th of November, 2020.

Ashley Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY BRADLEY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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