Karen Johnson David
Batch# 547744
01/06/2021 08:30:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210106-0002137

QUITCLAIM DEED

STATE OF TENNESSEE
DAVIDSON COUNTY
The actual consideration or value, whichever is greater for this transfer is $10.00.

Donna Vardell
Affiant

Subscribed and sworn to before me this 30 day of Dec., 2020.

Vanessa Scanlon
Notary Public

My Commission Expires: 3-6-24

VANESSA SCANLON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER'S ADDRESS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER
Bradford Vardell 1322 McAlpine Avenue Nashville, TN 37216	Same	150-06-115

This instrument prepared by: Roland T. Hairston II, Attorney at Law, 615 Main Street, Suite 104-A, Nashville, TN 37206. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **DONNA LEE DAVIS VARDELL**, (hereafter, "Grantor") do hereby quitclaim and convey to **BRADFORD VARDELL** any and all interest I may have in the improved real property in Davidson County, Tennessee commonly known as 1322 McAlpine Avenue, Nashville, TN 37216 and further described as follows:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 50 of Kennedy and Graves Subdivision of Blocks C&D, Mont Vista, of record in Book 843, Page 14, Register's Office for said County.

BEING the same property conveyed to Robert L. Davis and Wife, Anita M. Davis, by warranty deed from Claudia Donegan Springer, a widow, and daughter, Geneva Estelle Springer, filed on December 12, 1978 in Instrument No. 20000613-0059048.

BEING the same property conveyed to Donna Lee Davis Vardell and Anita Gail Davis by Muniment of Title by Order of the Seventh Circuit Court of Davidson County, Tennessee at a hearing of the Last Will and Testament of Robert Lee Davis on June 4, 2020.

THIS conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

THIS is improved property known as 1322 McAlpine Avenue, Nashville, TN 37216

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 15 day of July, 2020.

By: Donna Lee Davis Vardell
Donna Lee Davis Vardell, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned authority of the state and county mentioned, personally appeared **Donna Lee Davis Vardell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Grantor in the attached Quitclaim Deed and acknowledged that she is authorized to execute the foregoing deed for the purpose therein contained, by signing her name.

Witness my hand and seal, at office on this 15 day of July 2020.

Tracie Kirby
Notary Public

My Commission Expires 5/7/24

TRACIE KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY