Karen Johnson Davidson County
Batch# 556748 DEEDQC
01/20/2021 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210120-0008306

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 8th day of January, 2020.

Notary Public
My commission expires: 6/13/2022

2020-815

Address of New Owner:	Send Tax Bills to:	Tax Information:
807 Bradford, LLC	New Owner	
807 Bradford Avenue		105-14-0-207.00
Nashville, TN, 37204		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Lindsey Felts, Trustee of The Bradford Irrevocable Trust dated May 9, 2017 and Trevor Joseph Garrett, an unmarried man,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **807 Bradford, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Nashville Trust Company's Resubdivision of Block F, Lots 6 to 15 Inclusive of C.D. Elliott's Plan of record in Plat Book 843, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Felts and Larry C. Felts, as tenants in common by Warranty Deed from Gary Lowe, a married man and Sherry Graham, a married woman, of record in Instrument No. 20160425-0039722, Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

Being the same property conveyed to Kyle H. Felts, Trustee of The 807 Bradford Irrevocable Trust dated May 9, 2017 by Quitclaim Deed from Larry C. Felts, as to his undivided one-half (1/2) interest, of record in Instrument No. 20180125-0007841, Register's Office for Davidson County, Tennessee, dated May 09, 2017 and recorded on January 25, 2018.

Being the same property conveyed to Lindsey Felts, Trustee of The Bradford Irrevocable Trust dated May 9, 2017, by Quitclaim Deed from Kyle Felts, as to his undivided one-half (1/2) interest of record in Instrument No. 20180125-0007842, Register's Office for Davidson County, Tennessee, dated May 09, 2017 and recorded on January 25, 2018.

Being the same property conveyed to Trevor Joseph Garrett, an unmarried man by Warranty Deed from Kyle H. Felts, Trustee of The Bradford Irrevocable Trust dated May 9, 2017, of record in Instrument No. _____20210120008305_____, Register's Office for Davidson County, Tennessee, dated January 8, 2020 and recorded on _____.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **807 Bradford Avenue, Nashville, TN 37204.**

Witness our hands this 8th day of January, 2021.

The Bradford Irrevocable Trust dated May 9, 2017

Lindsey Felts, Trustee

Lindsey Felts, Trustee

Trevor Joseph Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lindsey Felts, Trustee of the Bradford Irrevocable Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trevor Joseph Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY