THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Jimmy Bradford
728 Delaware Avenue
Madison TN 37115

Karen Johnson Davidson County
Batch# 585177 DEEDQC
03/05/2021 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210305-0029017

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QUITCLAIM DEED

Adding Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jimmy N. Bradford**, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Jimmy N. Bradford and Belinda Bradford, as Tenants by the Entirety** of 728 Delaware Avenue, Madison TN 37115, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Madison, County of Davidson, State of Tennessee**, to-wit:

Being Lot 1 on Resubdivision of the Fuson Subdivision of record in Instrument No. 20090722-0068538, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more accurate description.

Parcel ID No: 043-05-0-241

Also known by street and number as: **728 Delaware Avenue, Madison TN 37115**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **TR**, recorded at Instrument Number 201204040028426 in the Register's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 17th day of February, 2021.

Jimmy Bradford

Jimmy N. Bradford

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of February, 2021, before me, the undersigned officer, personally appeared **Jimmy N. Bradford**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Angel Bradley
Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Jimmy Bradford
Jimmy N. Bradford

State of Tennessee
County of Davidson

Subscribed and sworn before me this 17th day of February, 2021.

Angel Bradley
Notary Public

My Commission expires: 2/20/2023

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of TN
County of Davidson

I hereby swear or affirm that the consideration for this transfer or value of the property transferred whichever is greater is $1.00 (QuitClaim Deed), which amount is greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this 1st day of March

Affiant

Sworn and Subscribed before me, this 1st day of March

Notary Public

My Commission Expires

02/07/2023

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.

Name and address of Property Owner:

Jimmy and Belinda Bradford
728 Delaware Ave.
Madison, TN 37115

Name and address of the person or Entity Responsible for the payment of the Real Property Tax:

Jimmy and Belinda Bradford
728 Delaware Ave.
Madison, TN 37115

True Copy Certification

I, Nichole Miller, 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.

Nichole Miller
Signature

State of FL

County of BREVARD

Personally appeared before me, Matthew Eubanks a notary public for this county andstate, Nichole Miller who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Matthew Eubanks
Notary's Signature

My Commission Expires: 02/03/2025
Notary' Seal (if\on paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.