Karen Johnson Davidson County
Batch# 592209 DEEDQC
03/15/2021 01:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210315-0034052

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of Mar, 21.

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
James E and Larisa Bradford
112 Nantahala Ct
Antioch, TN 37013

SEND TAX BILLS TO:
James E and Larisa Bradford
112 Nantahala Ct
Antioch, TN 37013

MAP AND PARCEL NUMBER: 093 B C 044 00 000

QUITCLAIM DEED

20NT03718

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

James E. Bradford

By these presents do remise, release and **QUITCLAIM** unto

James E. Bradford and Larisa P. Bradford, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVDISON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72, SECTION TWO, INDIAN CREEK ESTATES, OLD HICKORY BLVD., as shown on plat of record in Plat Book 9700, Page 558-559, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James E. Bradford, by Warranty Deed from Megan E. Gwin and Austin G. Gwin, wife and husband, dated 02/03/2020 and recorded 02/03/2020 as Instrument No. 20200203-0012390, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 112 Nantahala Ct, Antioch, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of March, 2021

James E. Bradford

James E. Bradford

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James E. Bradford** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of Mar, 21.

Notary Public

My Commission expires: 7/9/24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Larisa P. Bradford

Larisa P. Bradford

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Larisa P. Bradford,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of Mar, 2021

Notary Public

My Commission expires: 7/9/24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024