Karen Johnson Davidson County
Batch# 654350 DEEDQC
06/10/2021 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210610-0078411

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF ~~TENNESSEE~~ DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 4, 2021.

ROBERT J HAZARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires 01-03-2022

Notary Public

My Commission Expires: _____

New Owner Address:
Brigitte Brady Lanford, Trustee
602 Russell Street
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number
082 16 0 122.00

QUITCLAIM DEED

Brigitte Lanford, single woman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Brigitte Brady Lanford, Trustee of The Brigitte Brady Lanford Revocable Living Trust, dated June 4, 2021** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

840701 1/2011927

WITNESS my hand on this day, June 4, 2021.

Brigitte Lanford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brigitte Lanford** 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 as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, June 4, 2021.

Notary Public

My Commission Expires: _____

ROBERT J HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Henry Blood's Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 50 feet on the South side of Russell Street, and extends back Southwardly between parallel lines, 170 feet to an alley.

Being the same property conveyed to Brigitte Lanford, single woman, by warranty deed from Tristan Denley and Kimberly Ann Denley, husband and wife, of record in Instrument No. 20170606-0056331 Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 602 Russell Street Nashville, Tennessee 37206.

True Copy Certification

I, Andrew J. Bellm, 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.

Andrew J. Bellm
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, June 7, 2021.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022