Name and Address of New Owner:
David Bradbury and Russelle Bradbury
3604 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
David Bradbury and Russelle Bradbury
3604 Richland Avenue
Nashville, TN 37205

This Instrument Prepared By:

Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 689339 DEEDQC
08/03/2021 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210803-0104163

Map & Parcel No: 104-09-0-091

This property is exempt from Tennessee Transfer tax pursuant to TCA § 67-4-409 (a)(3)F

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David P, Bradbury and Russelle A. Bradbury, Trustees of the Aardvark Family Trust, dated July 13, 2020,** "the Grantor," convey and quitclaim unto **David Bradbury and Russelle Bradbury, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. being Lot No. 125 and the east half of Lot No. 127 of Block No. 6 on the Plan of the Richland Realty Co., Division A, said Plan is of record in Book 161, Page 151, Register's Office for said County, and shows the property divided into blocks, but does not show the blocks subdivided into lots.

Beginning at a point on the northern margin of Richland Avenue 65 feet west of Bowling Street, running thence northerly at right angles to the said margin of Richland Avenue 192.5 feet to the southerly margin of an alley; thence at right angles, westwardly with the southerly margin of said alley 75 feet to a point; thence at right angles southwardly 192.5 feet to the northerly margin of Richland Avenue, eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Adam P. O'Dell, trustee of the Aardvark Family Trust, dated July 13, 2020 by Deed dated July 15, 2020 from Russelle Bradbury and husband, David Bradbury, recorded July 16, 2020, in Instrument Number 20200716-0078025, in the Official Records of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11th day of June, 2021.

The Aardvark Family Trust, dated July 13, 2020

By: David P. Bradbury Trustee (SEAL)
David P. Bradbury, Trustee

By: Russelle A. Bradbury Trustee (SEAL)
Russelle A. Bradbury, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, David P. Bradbury, and Russell A. Bradbury, Trustees of the Aardvark Family Trust dated July 13, 2020 , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ~~17th~~ 11th day of June, 2021.

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sheila D Ewing-Agnew
Notary Public
My commission expires: 3.25.2025

File # 2021-5055-TN

AFFIDAVIT OF VALUE

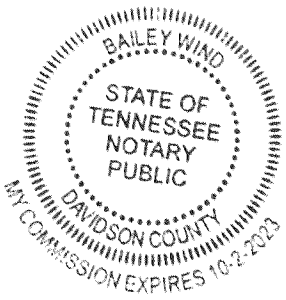
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katherine Matthews
(Affiant)

Sworn to and subscribed before me this
2nd Day of August, 2021.

Bailey Wind
Notary Public
My commission expires: 10-2-2023



File # 2021-5055-TN

202108030104163

Property Address: 3604 Richland Avenue, Nashville, TN 37205

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 11, 2021.

Steve Berneman

Date: 2nd Day of August, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 2nd Day of August, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2021-5055-TN