Karen Johnson Davidson County
Batch# 711244 DEEDQC
09/08/2021 09:08:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210908-0119972

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Laura Jane Bradford Affiant
Subscribed and sworn before me this the
8 Day of Sept, 2021.
A. Hayes, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Laura Jane Bradford
AND WHEN RECORDED MAIL TO: Tax bills sent to
Laura Jane Bradford, Grantee(s)
500 Lanier Drive
Madison TN 37115
Consideration: $ 1
Property Transfer Tax: $ 0
Assessor's Parcel No.: 052020006 00
PREPARED BY: Laura Jane Bradford certifies herein that he or she has prepared this Deed.

Laura Jane Bradford
Signature of Preparer

8-26-2021
Date of Preparation

Laura Jane Bradford
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 8-26-2021 in the County of Davidson, State of TN
by Grantor(s), Laura Jane Bradford Trust, Trustee,
whose post office address is 462 Lanier Drive Madison TN 37115,
to Grantee(s), Laura Jane Bradford,
whose post office address is 500 Lanier Drive Madison TN 37115,

WITNESSETH, that the said Grantor(s), Laura Jane Bradford Trust, trustee, for good consideration and for the sum of one Dollar ($ 1) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

t.a.i

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Laura Jane Bradford Trust, trustee
Signature of Grantor

Signature of Second Grantor (if applicable)

Laura Jane Bradford Trust, trustee
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Lisa Gibbs
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Lisa Gibbs
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Laura Jane Bradford
Signature of Grantee

Signature of Second Grantee (if applicable)

Laura Jane Bradford
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Lisa Gibbs
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Lisa Gibbs
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Sumner

On September 1, 2021, before me, Julie Dunlap, a notary public in and for said state, personally appeared, Laura Jane Bradford Trust, trustee

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Julie Dunlap

Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____

(Seal)

JULIE DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires JULY 24, 2024

EXHIBIT A

LEGAL DESCRIPTION

462 Lanier Dr., Madison, TN 37115

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 6, Block "E" on the Revised Map of Rainbow Terrace Subdivision, as of recorc in Book 1130, Page 85, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the west side of Lanier Drive, as measured around a slight curve, and extends back 258.7 feet on the north line and 366.2 feet on the south line to a dead line in the rear on which it measures 193.7 feet.

Being the same property conveyed to William Lawrence Dunman and wife, Mary P. Dunman by Warranty Deed dated May 12, 1966 from William A. Elliott and wife, Margaret F. Elliott, which Warranty Deed is of record in Book 4017, Pages 439 in.the Register's Office for Davidson County, Tennessee. The said Mary P. Dunman having since died November, 2010 leaving William Lawrence Dunman as the surviving tenant by the entirety. The said William Lawrence Dunman aka William L. Dunman having since died testate on July 20, 2018, and by his Last Will and Testament, Probate No. 18P1400, above described property was devised to Jane D. Bradford.

SAID PROPERTY is conveyed subject to such limitations and encumbrances, if any, as may affect the premises.

Current Soure of Title: 20190404-0030846

Source of Title 20190828-0086642