This Instrument Prepared by:
Foundation Title & Escrow
123-A Center Pointe Drive
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 720301 DEEDQC
09/21/2021 08:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210921-0126314

Send Tax Bill &
New Property Owner-Name and Address
Bradley L. Nelson
272 Ivy Bend Circle
Clarksville, TN 37040

Tax Map/Parcel: 047-00-0-070.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, I, **Anna S. Nelson, Grantor(s)**, transfer and convey by QUITCLAIM unto the **Grantee(s), Bradley L. Nelson,** his heirs, successors and assigns forever, all of the right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A

This is property known as: **4778 Sulphur Creek Road, Nashville, TN 37218**

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THE PROPERTY DESCRIPTION HEREIN WAS FURNISHED BY GRANTEE AND IS NOT THE RESPONSIBILITY OF THE ATTORNEY PREPARING THE DEED.

THE ATTORNEY PREPARING THE DEED IS THE DRAFTSMAN ONLY OF THE DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064(E) OR OTHER APPLICABLE LAW(S).

IN WITNESS WHEREOF, Grantor(s) have hereunto affixed Grantor(s) signature on this the 11th day of September, 2021.

Anna S. Nelson

STATE OF TENNESSEE)

COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned Notary Public, in and of said county and state, the within named, **Anna S. Nelson** who acknowledged that he/she executed the within instrument for the purposes therein contained and said execution was his/her free act and deed.

WITNESS MY HAND AND SEAL, this the 16th day of September, 2021.

NOTARY PUBLIC

MARK D. BOLES, SR. TENNESSEE NOTARY PUBLIC My Comm Exp. 6/14/2022 COUNTY OF MONTGOMERY

My Commission Expires: _____

As required by Tennessee Code Annotated §67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after being duly sworn, makes oath that the actual consideration for this transfer or the value of the interest in the property transferred, whichever is greater, is **$0.00**.

AFFIANT

SWORN AND SUBSCRIBED BEFORE ME, this the 16th day of September, 2021.

NOTARY PUBLIC

MARK D. BOLES, SR. TENNESSEE NOTARY PUBLIC My Comm Exp. 6/14/2022 COUNTY OF MONTGOMERY

My Commission Expires: _____

File No.: CLA-2111820SSO

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Land in the 1st Council District of Nashville, Davidson County, Tennessee, being part of the property conveyed in Instrument No. 20000310-0025121, Register's Office for said County and described according to a survey by Patrick S. Coode, Tennessee No. 855, dated September 8, 2018, as follows:

Beginning in the north right of way of Sulphur Creek Road, approximately 0.8 mile east of Old Hickory Boulevard;

Thence leaving said right of right of way N 36 deg. 09' 46" E, 1795.95 feet to a fence;

Thence S 71 deg. 51' 09" E, 106.8 feet to an iron pin;

Thence S 10 deg. 04' 27" W, 1628.47 feet to an iron pin in said Sulphur Creek Road;

Thence with said north right of way, along a curve to the right having a radius of 2919.76 feet, a distance of 415.07 feet;

Thence continuing along said right of way N 74 deg. 45' 34" W, 302.11 feet;

Thence along said north right of way, along a curve to the left having a radius of 766.68 feet, a distance of 165.86 feet;

Thence N 87 deg. 09' 17" W, 13.89 feet to the beginning

For informational purposes only: prior deed references subject property to contains 18.8 acres, more or less.

Being the same property conveyed to Bradley L. Nelson and Anna S. Nelson, husband and wife, By Warranty Deed from Brandford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Matthew Walker, Jr. Living Trust and Brandford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Maxine Walker Giddings Living Trust and Brandford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Charlotte Rose Walker Living Trust and Brandford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Daniel Phillip Walker Living Trust (Collectively also known as the Walker Family Living Trusts) dated July 22, 2020 recorded July 30, 2020, of record as Instrument No. 20200730-0084050 Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or 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 September 16, 2021.

Date

Christie Daniels

Affiant Signature

September 17, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY