Karen Johnson Davidson County
Batch# 729861 DEEDQC
10/04/2021 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211004-0133230

Name and Address of New Owner:
Brandon Lawrence Bradley and Kaitlyn E Lassiter Bradley
317 Aurora Avenue
Madison, TN 37115

Send Tax Bills To:
Brandon Lawrence Bradley and Kaitlyn E Lassiter Bradley
317 Aurora Avenue
Madison, TN 37115

This Instrument Prepared By:

Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 034-14-0-054

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, **Kaitlyn Elizabeth Lassiter, unmarried,** "the Grantor," convey and quitclaim unto **Brandon Lawrence Bradley and Kaitlyn Elizabeth Lassiter, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, 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 Lot No. 84 fronts 54 feet on the northeasterly side of Aurora Avenue, and extends back 143.1 feet on the southeasterly line, which is a broken line, and 120.5 feet on the northwesterly line, to a dead line in the rear on which it measures 56.7 feet.
>
> Being the same property conveyed to Kaitlyn Elizabeth Lassiter, unmarried, by Warranty Deed from Rita A. Frensley, Trustee, of record in Instrument No. 20171130-0122389 Register's Office for Davidson County, Tennessee, dated November 28, 2017 and recorded on November 30, 2017. (Value of consideration shown in aforementioned deed $185,900.00.)
>
> Being also known as 317 Aurora Avenue, Madison, Tennessee 37115.

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).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23 day of September, 2021.

Kaitlyn Elizabeth Lassiter Bradley (SEAL)
Kaitlyn Elizabeth Lassiter Bradley

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Alachua

On this 23 day of September, 2021, before me personally appeared **Kaitlyn Elizabeth Lassiter Bradley**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of September, 2021.

Notary Signature
My commission expires: 11/13/2022

Notary Public State of Florida
Reynolds Jackson Jr
My Commission GG 259260
Expires 11/13/2022

AFFIDAVIT OF VALUE

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**_, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of September, 2021.

Notary Signature
My commission expires:

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven D. Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9-23-2021 (date of document).

Affiant Signature

9/23/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23rd day of September, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON