This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 791365 DEEDQC
01/18/2022 08:12:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220118-0006344

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Braddy Tennessee Community Property Trust 3628 Estes Road Nashville, TN 37215	Same	116080Z00100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, WILLIAM H. BRADDY III and KATHERINE KOBAN BRADDY, husband and wife ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **WILLIAM HENRY BRADDY III** and **KATHERINE KOBAN BRADDY,** as the Co-Trustees of the **BRADDY TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Unit A of Lot No. 5 on the Townhomes of Bell Estates, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bell Estates of record in Instrument No. 20140709-0060417, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William H. Braddy and Katherine Koban Braddy, husband and wife, by Warranty Deed from Music City Investments, LLC f/k/a Investment Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed of record in Instrument No. 20180502-0041762, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

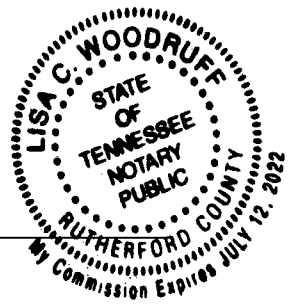
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 13th day of January, 2022.

Affiant

Notary Public

My Commission Expires:



This is improved property known as 3628 Estes Road, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of January, 2022.

WILLIAM H. BRADDY III

KATHERINE KOBAN BRADDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. BRADDY III and wife KATHERINE KOBAN BRADDY, the within named GrantorS, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of January, 2022.

Notary Public

My Commission Expires:

