Karen Johnson Davidson County
Batch# 863100 DEEDQC
05/26/2022 11:45:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220526-0061362

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0.

Susan G. Bradford, Grantor

Subscribed and sworn to before me this 27th day of April, 2022.

Notary Public

My Commission Expires: 3-3-2026

CASEY W. RIGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 3, 2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP
James W. Bradford, Jr. 101 Savoy Circle Nashville, TN 37205	Same	MAP 104-14-G PARCEL 142 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **James W. Bradford, Jr. and Susan G. Bradford**, husband and wife, the "**Grantor**", do hereby convey, transfer, remise, release, relinquish and quitclaim unto **Susan Garrison Bradford, Trustee of the James Warren Bradford Revocable Trust UA dated August 15, 2013, as amended and restated on September 30, 2021**, the "**Grantee**", all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by Attorney-in-Fact of the Grantor, this the 27 day of April, 2022.

James W Bradford Jr. by Susan G Bradford POA

James W. Bradford, Jr., Grantor
By: Susan G. Bradford, Attorney-in-Fact

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Before me, Casey Riggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Susan G. Bradford, Attorney-in-Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James W. Bradford, Jr., acknowledged that such person executed the same as the free act and deed of James W. Bradford, Jr..

WITNESS my hand and official seal at office, this 27th day of April, 2022.

Notary Public

My Commission Expires: 3-3-2026

CASEY W. RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 03, 2026

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 27th day of ~~27th~~ April, 2022.

Susan G. Bradford, Grantor

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Before me, Casey Riggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Susan G. Bradford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 27th day of April, 2022.

Notary Public

My Commission Expires: 3-3-2026

CASEY W. RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 03, 2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31, as shown on the Final Plat of Whitworth, Phase 2, as of record in Book 7900, page 470, said Registers office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Bradford, Jr. and wife, Susan G. Bradford, by deed from William D. Bacon, Jr. and wife, Verna R. Bacon, as of record as instrument number 20030319-0036411, Registers office for Davidson County, Tennessee.

The above-described property is improved property known as 101 Savoy Circle, Nashville, Tennessee 37205.