QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 911972 DEEDQC
09/02/2022 10:58:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220902-0099225

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00-0-

Pamela Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Bruce	Pinnacle Bank	041-07-0-078.00
(NAME)	(NAME)	
188 Creekmore Rd	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karen Tracy Bradford,** hereinafter called the Grantor(s), have quitclaimed unto **Pamela Bruce,** hereinafter called the Grantee(s), her assigns, 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. 11, on the Plan of Bell Valley Subdivision, of record in Book 3500, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 115 feet on the north side of Lyric Lane and runs back 145.6 feet on the east line and 145 feet on the west line to a dead line in the rear and measured 118 feet thereon.

Being the same property conveyed to Raymond R. Russell and Phyllis E. Russell, by Warranty Deed on June 6, 1968, Register's Office for Davidson County, Tennessee.

Further conveyed to Raymond Ronald Russell from Phyllis Elaine Russell, by Final Decree, by the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 95D3330, of record in Book 10490, Page 137, Register's Office for Davidson County, Tennessee the said Raymond Ronald Russell having since died intestate the property is vested to Karen Tracy Bradford and Pamela Rae Bruce the only heirs of Raymond Ronald Russell as evidenced in the Affidavits of heirship of record in Book 20220902-0099223 and Book 20220902, Page, 0099224, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1208 Lyric Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 30th day of August, 2022.

Karen Tracy Bradford
Karen Tracy Bradford

State of Tennessee
County of Davidson

Personally appeared before me Karen Tracy Bradford, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2022.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202207012

