CORRECTIVE QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-2023
(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-2-2023

Karen Johnson Davidson County
Batch# 913764 DEEDQC
09/07/2022 03:19:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220907-0100417

THIS INSTRUMENT WAS PREPARED BY (and return to):
Amy Gross Nance Attorney at Law, PLLC
203 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Bradford Family Revocable Trust	Same	
(NAME)	(NAME)	
521 Westward Winds Drive		114-140-00-100
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, Albert Steven Bradford executed a Quitclaim Deed to Bradford Family Revocable Trust of record in Instrument No. 20121106-01202315 Register's Office for Davidson County, Tennessee and there was there was error in the name of the Grantee

NOW Albert Steven Bradford comes to correct that error

Albert Steven Bradford has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Albert Steven Bradford, Trustee of the BRADFORD FAMILY REVOCABLE TRUST, established November 6th 2012 his successors and assigns, his one-half right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 54, on the Plan of Thousand Oaks Estates, as of record in Book 4563, Page 425, Register's Office for said County.

Beginning at the westerly margin of Forrest Valley Drive at the comer of lots 53 and 54; thence westerly with the line between said lots, 324.38 feet; thence northerly along the rear of lot 54, 138.63 feet to the south margin of Highway 70; thence easterly with the said margin, 285.04 feet to a monument; thence around a curve in a south-easterly direction 39.27 feet to a monument in the westerly margin of Forrest Valley Drive; thence southerly with said Drive, 112.88 feet to the beginning.

Being the same property conveyed to Albert Lee Bradford and wife, Lula B. Bradford.

Albert Lee Bradford died on May 24, 1974 leaving Lula B. Bradford as surviving tenant by the entireties. Lula B. Bradford died intestate on March 20, 2010 leaving as her sole heirs her two children, Albert Steven Bradford and Anne B. Shacklett, as evidenced by Affidavit of Heirship of record in Instrument No.

20110915-0071814. Albert Steven Bradford and Anne B. Shacklett conveyed to themselves by quitclaim deed of record in Instrument No. 20110916-0072096, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3700, page 83, said Register's Office.

This improved property is known as 381 Forrest Valley Dr., Nashville, Tennessee, 37209.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.
WITNESS my hand this 31 day of August, 2022

Albert Steven Bradford

STATE OF TENNESSEE COUNTY
OF WILLIAMSON

Personally appeared before me, Albert Steven Bradford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

PAM SALAS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

Witness my hand, at office, this 31 day of August, 2022

Notary Public
My Commission expires 12-1-2025