THIS INSTRUMENT PREPARED BY:
SYDNEY A. FRANKLIN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055

Karen Johnson Davidson County
Batch# 979645 DEEDQC
03/13/2023 08:46:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230313-0017725

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, HENRIETTA BRADFORD, convey and quitclaim unto MILDRED ANN BRADFORD, her heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the map of Abbay Hall Subdivision, Section I, as of record in Book 2331, Page 18, Register's Office for said county. Said Lot No. 79 frons 120 feet on the southerly margin of Elaine Drive and extends back between lines 193.3 feet on the westerly line and 195.8 feet on the easterly line to a deed line in the rear, measuring 120.2 feet thereon.

Being the same property conveyed to William H. Bradford and wife, Mildred L. Bradford by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan dated June 11, 1956, and of record in Book 2543, Page 85, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Mildred L. Bradford, upon the death of her husband, William H. Bradford, by reason of their tenancy by the entirety. Also being the same property devised to Virginia B. MacDonald, Henrietta Bradford, Mildred Ann Bradford and Joe W. Bradford by the Last Will and Testament of Mildred L. Bradford, deceased. Said Will was filed for Probate on January 21, 2014, in the Office of the Probate Court Clerk for Davidson County, Tennessee. Also being the same property devised to Scott Allen MacDonald and Jeffery Lee MacDonald upon the death of their mother, Virginia B. MacDonald, in April of 2011. Also being the same property devised to Jonathan Walker Bradford, Amy Jo Bradford, Jennifer Ann Cummings and William Andrew Bradford upon the death of their father, Joe W. Bradford in 2016. See Affidavit of Heirship of record as Instrument No. 20230130-0006573, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Henrietta Bradford by Quitclaim Deed from Mildred Ann Bradford, Scott Allen MacDonald, Jeffery Lee MacDonald, Jonathan Walker Bradford, Amy Jo Bradford, Jennifer Ann Cummins and William Andrew Bradford dated February ____, 2023 and of record as Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND this 23 day of February, 2023.

Henrietta Bradford
HENRIETTA BRADFORD

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, HENRIETTA BRADFORD, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 23 day of February, 2023.

Dana B Marlow
NOTARY PUBLIC

My Commission Expires: _____

DANA B. MARLOW NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 3/20/24 COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ -0-.

Henrietta Bradford
AFFIANT

Subscribed and sworn before me this 23 day of February, 2023.

Dana B Marlow
NOTARY PUBLIC

My Commission Expires: _____

DANA B. MARLOW NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 3/20/24 COUNTY OF DICKSON

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Map & Parcel: 147 02 0 001.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
MILDRED ANN BRADFORD
509 Haines Dr
Nashville, TN 37211