Karen Johnson Davidson County
Batch# 1010449 DEEDQC
06/02/2023 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230602-0041751

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

RBradford
Affiant

Subscribed and sworn to before me, this 2nd day of March, 2023.

Alice M. Bohannon
Notary Public

My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills To:	Map-Parcel number:
Dennetta L. Bradford, Dennison L. Bradford, III, Dawn Edelle Lewis and Devin Anna Bradford, Trustees 6015 Port Anadarko Trail Hermitage, Tennessee 37076	SAME	097 04 0 064.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Rosetta W. Bradford**, hereby remises, releases and quitclaims all of her right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Dennetta L. Bradford, Dennison L. Bradford, III, Dawn Edelle Lewis and Devin Anna Bradford, Trustees of the Bradford Family Trust dated**

March 2, 2023, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of March, 2023.

R Bradford
Rosetta W. Bradford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosetta W. Bradford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2nd day of March, 2023.

My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Alice M. Bohannon
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 114, Section Two, Lake Park, of record in Book 4300, Page 66, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennison L. Bradford and wife, Rosetta W. Bradford, by deed from Lillian E. Cole, of record as in Book 8194, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4443, Page 212, said Register's Office.

This conveyance is subject to a public utility & drainage easement; utility anchor easement; and minimum building setback line, of record in Book 4300, Page 66, Register's Office, Davidson County, Tennessee.

Rosetta Bradford and Rosetta W. Bradford are one in the same person.

Dennison L. Bradford died on May 5, 2014.

This is improved property known as 6015 Port Anadarko Trail, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/2/23.

3/2/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of March, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

