Name and Address of New Owner:
Bradley S. Fields
918 Phillips Street
Nashville, TN 37208

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1028426 DEEDQC
07/19/2023 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230719-0055667

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 06007003900 and 06007003800

QUITCLAIM DEED

For the purposes of combining the above referenced Map & Parcel Numbers into one Parcel

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bradley S. Fields,** "the Grantor," convey and quitclaim unto **Bradley S. Fields,** "the Grantee," all its interest in the following described real estate in County, Tennessee:

Being part of Lot 139 on the Plan of Hillhurst Acres, Section 4, of record in Plat Book 2331, page 136, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of the property.

Map & Parcel No: 06007003900
Being the same property conveyed to Bradley S. Fields by Final Decree Confirming Sale dated 2/26/2016 and filed of record in Instrument No. 201603170025569, in the Register's Office for Davidson County, Tennessee.

Map & Parcel No: 06007003800
Being the same property conveyed to Bradley S. Fields by Final Decree Confirming Sale dated 2/3/2017 and filed of record in Instrument No. 201702210017425, in the Register's Office for Davidson County, Tennessee.

Unimproved property known as: 0 & 245 Kennith Drive, Nashville, TN 37207

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31st day of June, 2023.

Bradley S. Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2023, before me personally appeared Bradley S. Fields to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of June, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of June, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/21/23 (date of document).

Affiant Signature

6/21/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

