Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Quentin Bradley and Maria Bradley 1004 Lawrence Ave. Nashville, TN 37204	**105-13-0-163.00**	**SAME**

Karen Johnson Davidson County
Batch# 1031124 DEEDQC
07/26/2023 12:57:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230726-0057672

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Quentin Bradley and Maria Bradley, Co-Trustees of the Bradley Family Revocable Trust u/a dated September 19, 2019** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Quentin Bradley and Maria Bradley, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1004 Lawrence Avenue, Nashville, TN 37204**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 13 day of July, 2023.

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7.7.25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 13 day of July, 2023.

QUENTIN BRADLEY, TRUSTEE

MARIA BRADLEY, TRUSTEE

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 **Quentin Bradley and Maria Bradley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13 day of July, 2023.

Notary Public

My Commission Expires:
7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 7 on the Plan of the McAllister Property as of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 7 fronts 50.0 feet on the northerly side of Lawrence Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Quentin Bradley and Maria Bradley, Trustees of the Bradley Family Revocable Trust u/a dated September 19, 2019 (as tenants by the entirety) from Maria Bradley, husband and wife, Instrument Number 20190923-0096327, as of record in the Register's Office for Davidson County, Tennessee, as corrected by that certain affidavit of Shira Kingrey, Attorney, Instrument Number 20200130-0011168.