Karen Johnson Davidson County
Batch# 1038807 DEEDQC
08/16/2023 08:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230816-0063689

NEW OWNER:

Donald Bradley
104 Laura Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map: 63
Group: 4
Parcel: 38.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **LAURIE K. LUNSFORD, NATHEN S. LUNSFORD, JACOB B. LUNSFORD, and SUE R. MEYER,** hereinafter called the Grantors, have quitclaimed to **DONALD E. BRADLEY, as to a eighty (80) percent interest,** hereinafter called the Grantee, all of their interest to his heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the County of Davidson and State of Tennessee.

Being Lot No. 3 on the Plan of Laurel Heights, Section "A", a plat which is of record in Book 3600, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laurie K. Lunsford, Nathen S. Lunsford, Jacob B. Lunsford, Natalie E. Lunsford and Sue R. Meyer, with Donald E. Bradley retaining a life estate, by Quitclaim Deed from Donald E. Bradley, dated August 18, 2021, of record as Instrument 20210902-0118511, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 104 Laura Avenue, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 4th day of August, 2023.

LAURIE K. LUNSFORD

NATHEN S. LUNSFORD

JACOB B. LUNSFORD

SUE R. MEYER

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LAURIE K. LUNSFORD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 4 day of August, 2023.

CRAIG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

Notary Public

My commission expires: 10-25-26

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **NATHEN S. LUNSFORD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 3 day of Aug, 2023.

MORGAN O'NEILL STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 5-31-26

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JACOB B. LUNSFORD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 3 day of Aug, 2023.

MORGAN O'NEILL STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5-31-24

Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SUE R. MEYER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 24th day of July, 2023.

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires May 31, 2026 WILSON COUNTY

Notary Public

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 24th day of July, 2023.

Notary Public

My commission expires: 5-31-24

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 8/4/23.

Date

Celia Stewart-Rouse

Affiant Signature

8/4/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4th day of August, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY