THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is: $0.00.

KW
Affiant

Subscribed and sworn to before me, this 28th day of December, 2023.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7 2024

Karen Johnson
Batch # 1086461
12/29/2023 09:33:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231229-0100032

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Devin Bradbury 255 Saint Paul St., Apt 313 Denver, CO 80206	New Owner	Map and Parcel No.: 092-16-0E-033.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Patty Bradbury, a married woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Devin Bradbury, a single woman**, her heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 615. together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964. amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786. Register's Office for Davidson County. Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Patty Bradbury, a married woman by Warranty Deed from Steven Chapman, an unmarried man, dated December 16, 2019 and recorded on December 20, 2019 in Instrument No. 20191220-0131722, in the Register's Office of Davidson County, Tennessee. Said property is not now nor has it ever been the marital residence of Grantor.

This is improved property known as: **900 20th Avenue S. #615, Nashville, TN 37212.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2023.

Patty Bradbury

Patty Bradbury

STATE OF Florida)
COUNTY OF Manatee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patty Bradbury**, 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, at Office, this 19th day of December, 2023.

Lisa Howard

Notary Public

LISA HOWARD
Notary Public, State of Florida
Commission# HH 1378482
My comm. expires Aug. 03. 2025

My Commission Expires: Aug 03 2025