This instrument was prepared by
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064, from
information furnished by the parties.
The preparer makes no claims or
warranties as to the status of title.

Karen Johnson Davidson County
Batch # 1092878 DEEDQC
01/23/2024 01:12:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0004173

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi).

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

Address New Owner:	Send Tax Bills:	Map-Parcel:
Ronald T. Sparks, Co-Trustee Leona M. Sparks, Co-Trustee 6012 Bradford Hills Drive Nashville, TN 37211	**Same**	172-12-A-007

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that We, **Ronald T. Sparks and wife, Leona M. Sparks,** as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Ronald T. Sparks and Leona M. Sparks as Co-Trustees, and their successors in trust, of the Ronald and Leona Sparks Revocable Trust dated January 12, 2024,** all of our right, title and interest in and to the following described parcel of land in **DAVIDSON** County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot NO. 7 on the Plan of Section One, Bradford Hills of record in Plat Book 7900, Page 6, (amended in Book 7900, Pages 110-112) Register's Office for said County, to which plan reference is made for a more complete description of the property.

Said Lot No. 7, which is a corner lot, fronts 50.01 feet on the broken northerly margin of Bradford Hills Drive and fronts 90.49 feet on the broken easterly margin of Bradford Hills Place, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.00 feet on the easterly line and 75.12 feet on the northerly line, to a point of intersection.

Being the same property conveyed to Ronald T. Sparks and Spouse, Leona M. Sparks by Warranty Deed from Donyale T. Patterson and Ohynale T. Patterson, as joint tenants with right of survivorship of record in Instrument Number 20001003-0098105, Register's Office for Davidson County, TN.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **6012 Bradford Hills Drive, Nashville, TN 37211.**

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 12th day of January, 2024.

Ronald T. Sparks

Leona M. Sparks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ronald T. Sparks** and **Leona M. Sparks**, the within named bargainors, with whom I am personally acquainted (or proved their identity to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2024.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY