Karen Johnson Davidson County
Batch# 1107301 DEEDQC
03/04/2024 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014967

Tennessee Certification of Electronic Document

I, Kerry Henson, 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 2/23/2024 (date of document).

Affiant Signature

3/4/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2024.

KAYLA S. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 09/02/2024

TRUSTEE'S QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel
Bryan R. Bradford, Trustee of the Bryan Robertson Bradford Trust u/a Lillian Bradford dated December 18, 2012 21 Cherokee Road, NW Atlanta, GA 30305	Same	104024C09700CO

This instrument prepared by: HOLLAND & KNIGHT LLP, c/o Bryan Howard, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF Georgia
COUNTY OF DeKalb

The actual consideration for this transfer is $-0-.

Affiant, Bryan R. Bradford

Subscribed and sworn to before me, this the 23 day of February, 2024.

NOTARY PUBLIC
My Commission Expires: 9/14/27

LAUREN NELSON
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires
September 14, 2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **BRYAN R. BRADFORD, TRUSTEE OF THE JAMES C. BRADFORD, III TRUST u/a dated January 30, 2007,** as amended and restated ("Grantor") does hereby quitclaim and convey unto **BRYAN R. BRADFORD, TRUSTEE OF THE BRYAN ROBERTSON BRADFORD TRUST u/a LILLIAN BRADFORD dated December 18, 2012** ("Grantee") his heirs and assigns, all right, title and entire interest in and to the following:

Land in Davidson County, Tennessee, Being Unit 1004, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-61 and P2-62 and Storage Space Numbers PI-I I which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

202403040014967

Being part of the same property conveyed to James C. Bradford, III, Trustee of the James C. Bradford III Trust u/a/ dated January 30, 2007 by special warranty deed from West End Partners, LLC, a Tennessee limited liability company, dated November 29, 2012 and recorded on December 4, 2012 as Instrument No. 20121204-0111379, Register's Office for Davidson County, Tennessee. James C. Bradford, III died on November 8, 2021 and Bryan R. Bradford became the successor Trustee of the James C. Bradford, III Trust u/a dated January 30, 2007.

This is improved property located at The West End, Unit No. 1004, 110 31st Avenue North, Nashville, TN 37203.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 23 day of FEB, 2024.

Bryan R. Bradford, Trustee of the James C. Bradford, III Trust u/a dated January 30, 2007

STATE OF Georgia
COUNTY OF Dekalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan R. Bradford, Trustee of the James C. Bradford, III Trust u/a dated January 30, 2007, the Grantor, 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 seal, at office in Atlanta, Georgia, this the 23 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 9/14/27

LAUREN NELSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires September 14, 2027