Karen Johnson Davidson County
Batch# 1108480 DEEDQC
03/07/2024 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240307-0015880

THIS INSTRUMENT PREPARED BY: **Matthew Mullins, atty.** **Mullins Law, pllc** **541 N. Mount Juliet Rd, Ste 2303C** **Mount Juliet, TN 37122** **(615) 701-6444**	STATE OF TENNESSEE) COUNTY OF WILSON) The actual consideration for this transfer is $--0.00-- Dwight L. Bradley, Grantor, Affiant Subscribed and sworn to before me, this 6th day of March, 2024. Notary Public My Commission Expires: July 27, 2026

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Dwight L. Bradley and Melinda J. Bradley; Trustees of the Living Trust of Lamar and Joy Bradley 4772 Cascade Drive Old Hickory, TN 37138	SAME	64-12 9 4D 60502

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dwight L. Bradley, and wife, Melinda J. Bradley, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Dwight L. Bradley and Melinda J. Bradley, Trustees of the Living Trust of Lamar and Joy Bradley, established by the Trust Agreement dated March 6, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage

and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 6th day of March, 2024.

Dwight L. Bradley

Dwight L. Bradley

Melinda J. Bradley

Melinda J. Bradley

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight L. Bradley and Melinda J. Bradley, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of March, 2024.

My Commission Expires: July 27, 2026

Notary Public

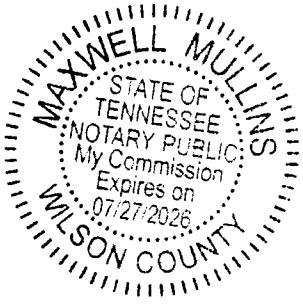


EXHIBIT A

Legal Description

SAID Lot No. 279 fronts 90.0 feet on the westerly side of Cascade Drive and runs back 211.21 feet on the southerly line and 207.71 feet on the northerly line to a rear line on which it measures 90.0 feet.

Being the same property conveyed to Dwight L. Bradley, and wife Melinda J. Bradley, by Deed from Garland Keith Wilkinson and wife, Barbara E. Wilkinson of record in Book 6209, Pages 60-62, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Matthew Mullins, 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 3/6/24.

Date

Affiant Signature

3/6/24
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 6th day of March, 2024.

Notary's Signature

My Commission Expires: 7/27/26
Date

Notary's Seal (if on paper)

