Karen Johnson Davidson County
Batch # 1110462 DEEDQC
03/13/2024 08:32:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240313-0017285

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
LDMSB Living Trust
Lisa Manrique Bradshaw, Trustee
401 Bowling Avenue, Unit 49
Nashville, Tennessee 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
104 13 0A 056.00

THIS INSTRUMENT PREPARED BY:
SchlitzLAW
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-1.00-

Affiant

STACEY SCHLITZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Subscribed and sworn to before me, this the 7th day of March, 2024.

Notary Public

My Commission Expires: July 9, 2024
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Lisa M. Bradshaw**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to the **LDMSB Living Trust,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

> Land in Davidson County, Tennessee, being Unit 49, also designated as Building Site No. 56, on the Plan of Richmeade Place, Section Four, of record in Book 5210, page 16, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.
>
> Being all of the same property conveyed to Lisa M. Bradshaw, by Chauncey Anderson Saurus and Aaron Anthony Anderson, wife and husband, by Warranty Deed in Instrument No. 20220621-0070201, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as: 401 Bowling Avenue, Unit 49, Nashville, Tennessee 37205.

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and SchlitzLAW, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of March, 2024.

Lisa M. Bradshaw

Lisa M. Bradshaw

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lisa M. Bradshaw**, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of March, 2024.

Stacey Schlitz

Notary Public

My commission expires: July 9, 2024

STACEY SCHLITZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024