Karen Johnson Davidson County
Batch# 1134569 DEEDQC
05/14/2024 11:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240514-0035573

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0.

Susan Garrison Bradford, Affiant

ROSS W. BOMHOLT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

Subscribed and sworn to before me this 8th day of May, 2024.

Notary Public

My Commission Expires: May 9, 2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP
Susan Garrison Bradford, Trustee 101 Savoy Circle Nashville, TN 37205	Same	MAP 104-14-G PARCEL 142 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Susan Garrison Bradford, Trustee of the James Warren Bradford Revocable Trust UA dated August 15, 2013, as amended and restated on September 30, 2021**, a trust (the "**Grantor**"), does hereby convey and quitclaim unto **Susan Garrison Bradford, Trustee of the Marital Trust created under the James Warren Bradford Revocable Trust UA dated August 15, 2013, as amended and restated on September 30, 2021**, a trust (the "**Grantee**"), all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by Grantor, this the 8th day of May, 2024.

The James Warren Bradford Revocable Trust UA dated August 15, 2013, as amended and restated on September 30, 2021

Susan Garrison Bradford, Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ross W. Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Susan G. Bradford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 8th day of May, 2024.

Notary Public

My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31, as shown on the Final Plat of Whitworth, Phase 2, as of record in Book 7900, page 470, said Registers office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Garrison Bradford, Trustee of the James Warren Bradford Revocable Trust UA dated August 15, 2013, as amended and restated on September 30, 2021, by deed from James W. Bradford, Jr. and Susan G. Bradford, husband and wife, as of record as instrument number 20220526-0061362, Registers office for Davidson County, Tennessee.

The above-described property is improved property known as 101 Savoy Circle, Nashville, Tennessee 37205.

Tennessee Certification of Electronic Document

I, Ross W. Bomholt, 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 May 10, 2024 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

