This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOX 10-A

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Candace Bridges 5329 Anchorage Drive Nashville, TN 37220	SAME	160030077700

I, **Joe B. Bridges,** do hereby quitclaim and by these presents do transfer and convey all right, title and interest he may have marital or otherwise unto **Candace Bridges,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Haileywood Estates Sections 8-A of record in Book 2854, page 82, Register's office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Candace Bridges and Joe B. Bridges, wife and husband by Warranty Deed from Deborah M. Granite, unmarried of record in Instrument No. 20120323-0024830, Register's Office for Davidson County, Tennessee. Candace Bridges and Joe B. Bridges have since divorced. The property is being conveyed pursuant to final decree and is of record in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 24D238.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: **5329 Anchorage Drive, Nashville, TN 37220**

IN WITNESS WHEREOF, I have hereunto set my hand on this the **31st day of May, 2024.**

Karen Johnson
Batch # 1141452
06/03/2024 09:35:38 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240603-0040846

X Joe B. Bridges
Joe B. Bridges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe B. Bridges, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 31st day of May, 2024.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2024.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27