Karen Johnson Davidson County
Batch# 1151004 DEEDQC
06/26/2024 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240626-0047771

This Instrument Prepared By and Returned To:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Patricia Bradley
Affiant

Sworn to and subscribed before me this 21st day of June, 2024.

BRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: 5/21/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 21st day of June, 2024, among:

PATRICIA BRADLEY,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

PATRICIA BRADLEY, TRUSTEE OF THE PATRICIA BRADLEY LIVING TRUST DATED JUNE 21, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. D-6 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits El, E2 and E3 of said Master Deed.

Being the same property conveyed to Patricia Bradley, by Warranty Deed from Sarah Schulz NKA Sarah Tall, married, dated November 10, 2016, and recorded November 16, 2016, in Book Instrument No. 20161116-0121007, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 8401 Callabee Way, Unit 6, Antioch, Tennessee 37013.

THIS DEED has been prepared solely upon information furnished by **Patricia Bradley.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Patricia Bradley

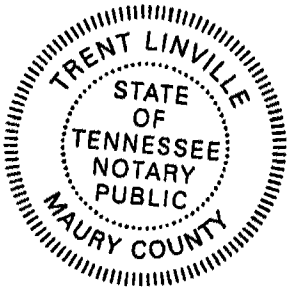
PATRICIA BRADLEY

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Patricia Bradley**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25



Owner Name & Property Address:

Patricia Bradley, Trustee
Patricia Bradley Living Trust dated June 21, 2024
8401 Callabee Way, Unit 6
Antioch, Tennessee 37013

Responsible Party For Taxes:

Patricia Bradley, Trustee
Patricia Bradley Living Trust dated June 21, 2024
8401 Callabee Way, Unit 6
Antioch, Tennessee 37013

Tax Map and Parcel: 181-02-0-A 076.00 CO

Certificate of Authenticity

I, Trent Linville, 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 6-21-2024.

Date

T Linville

Affiant Signature

6-21-2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 21st day of June, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY