Karen Johnson
Batch # 1174177
08/26/2024 09:17:47 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240826-0065238

Name & Address of New Owner
Joyce E. Bridges, Trustee of
The Joyce E. Bridges Trust,
dated June 7, 2024
1409 Oakland Acres Dr.
Madison, TN 37115

Map & Parcel No. 072 04 0 216.00

Send Tax Bills To
Same

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on the 21 day of August, 2024, by and between **Joyce Lynn Bridges** (Grantor) and **Joyce E. Bridges**, Trustee of The Joyce E. Bridges Trust, dated June 7, 2024, exercising the full power and authority vested in her by the trust agreement (Grantee).

FOR AND IN CONSIDERATION of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described real property having an address of 1450 Ardee Ave, Nashville, TN 37216:

> BEING the northwesterly 37.9 feet of Lot No. 3 and the southeasterly 32.1 feet of Lot No. 4 on Block "F" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.
>
> SAID parts of said Lots Nos. 3 and 4 adjoin and front together 70 feet on the westerly side of Ardee Avenue, formerly Mildred Avenue, and run back between lines 150 feet, more or less, on the southerly and 150.5 feet, more or less, on the northerly line to a dead line in the rear On which they measure 70 feet.

The above-described real property is improved property.

SOURCE of Grantor's interest in the above-described real property is a deed recorded in Instrument No. 20081027-0107133, Register's Office of Davidson County, Tennessee on October 27, 2008.

It is the intent of the parties to transfer the subject real property to the trust.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantor except as expressly set forth above.

Grantor disclaims and renounces any such representation or warranty and by Grantee acceptance of the real property, Grantor is forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE PROVIDED INFORMATION.

IN WITNESS WHEREOF, I sign this deed on the 21st day of August, 2024.

Joyce Lynn Bridges

Joyce Lynn Bridges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 21st day of August, 2024, **Joyce Lynn Bridges** signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]



Sherry B Hatchett

Notary Public
My Commission Expires: 01/20/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Joyce Lynn Bridges
Affiant

Subscribed and sworn before me, a notary public,
on the 21st day of August, 2024.

Sherry B. Hatchett
Notary Public
My Commission Expires: 1/26/2028

