Karen Johnson Davidson County
Batch # 1174177 DEEDQC
08/26/2024 09:17:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240826-0065239

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. 051 11 0 098.00

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 1409 Oakland Acres Dr., Madison, TN 37115:

> Land in Davidson County, Tennessee, being Lot No. 36-A on the Plan of a Resubdivision of Lot 37 and Reserved Parcel "B" of Section II, Oakland Acres, as of record in book 6200, Page 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

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. 20040316-0029637, Register's Office of Davidson County, Tennessee on March 16, 2004.

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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sherry B. Hatchett

Notary Public
My Commission Expires: 1/24/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Joyce Lynn Bryant
Affiant

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

Sherry B. Hatchett
Notary Public
My Commission Expires: 1/24/2028

[SEAL] SHERRY B. HATCHETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON