Karen Johnson
Batch # 1236288
02/11/2025 12:27 30 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250211-0010343

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is inheritance
Subscribed and sworn to before me on this 15th day of January, 2025

DONNA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 4, 2027

Grantor

Notary Public

My Commission Expires 01/04/27

NEW OWNER:
Lisa E. Bradley
8680 Poplar Creek Road
Nashville, TN 37221

SEND TAX BILLS TO:
Lisa E Bradley
8680 Poplar Creek Road
Nashville, TN 37221

MAP-PARCEL NUMBERS
MAP 140-00
P/O PARCEL 031

This is a transaction exempt from tax pursuant to T C A Se 67-4-409(A)(3)(E) and is executed in accordance with the terms and condition of the Marital Dissolution Agreement and Order executed in the certain case style Lisa E Bradley v Joseph A Doyle, Docket No, 23D-1666 Third Circuit Court of Davidson County, Tennessee, Joseph A Doyle, unmarried (hereinafter collectively referred to as the "Grantor") does hereby quitclaim, transfer and convey to Lisa E Bradley, unmarried, her heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, more particularly described as follows:

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point of beginning being the Southern most corner of the herein descried Tract and also being the Western most corner of Tract 13 as shown on the plan of the Heath Property, division not of record, said point of beginning also lies in the Northeasterly line of Tract 6 of said Division, thence, with the center of the said 50' joint use ingress, egress and public utility easement, the following three calls· North 62°, 48', 47",West 92.27' to an iron pin, thence, North 69°, 27', 33", West 128 49' to an iron pin, thence, North 44°, 40', 24", West 49 09' to an iron pin, thence, leaving the center of said 50' joint use ingress, egress and public utility easement and with the Southeasterly line of Tract 11 on said Heath Division, North 44°, 42', 19", East 927 18' to an iron pin in the Westerly line of Tract 15 of said Division, thence, with the line of Tract 15 and leaving the line of Tract 11, South 34 °, 40', 12", East 258 75' to an iron pin, the Northern most common corner of Tract 12 and 13 of said Division; thence, leaving Tract 15 and with the line of Tract 13, South 44°, 42', 19", West 799 64' to the point of beginning, containing 5 07 acres, more or less

Included in this description is that portion of the said 50' joint use ingress, egress and public utility easement Additionally, there is a 15' public utility easement lying Northeasterly of and adjacent to the above said 50' joint use ingress, egress and public utility easement

Being part of the same property conveyed to Lisa E Bradley and Joseph A Doyle, husband and wife by Warranty Deed from Lloyd Franklin Greene, unmarried, dated August 18, 1995, and record August 30, 1995 in Book 9778, page 335, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions of record

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This is unimproved property known as 8682 Poplar Creek Road Nashville, TN 37221

WITNESS MY HAND on this the 15th day of January, 2025

Joseph A Doyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph A Doyle, with whom I am personally acquainted, and who acknowledged that he executed the instrument for the purposes therein contained

Subscribed and sworn to before me on this 15th day of January, 2025

DONNA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 4, 2027

NOTARY PUBLIC
My Commission Expires 01.04.27

Document Prepared By
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