Karen Johnson
Batch # 1236288
02/11/2025 12 27 30 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250211-0010344

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

Grantor

Notary Public

My Commission Expires 01e 04e27

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

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 line of a 50' joint use ingress, egress and public utility easement, said point of beginning in being the common corner of Tracts 13, 14 and 21 as shown on the plan of the Heath Property, division not of record, thence, with the center of said 50' joint use ingress, egress, and public utility easement, and with the Northerly line of Tract 21, North 88°, 37', 47", West 263 77' to an iron pin, thence, with the line of Tract 6, the following two calls North 14°, 42', 30", West 39 40' to an iron pin, thence, North 62°, 48', 47", West 87 46' to an iron pin, the Western most common corner of Tract 12 and this Tract 13, thence, with the Southeasterly line of Tract 12, North 44°, 42', 19", East 799 64' to an iron pin set in the Southwesterly line of Tract 15 of said Division, thence, with the Southwesterly line of Tract 15, South 34°, 40', 12", East 314 57' to an iron pin, thence, leaving the line of Tract 15 and with the Northwesterly line of Tract 14, South 44°, 42', 19", West 554 34' to the point of beginning, containing 5 01 acres, more or less

Included in the above described Tract is that Portion of a 50' joint use ingress, egress and public utility easement along the Southwesterly line of said Tract as described above In addition to that 50' joint use ingress, egress and public utility easement, is a 15' public utility easement lying immediately North of and adjacent to the above described 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 340, 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 improved property known as 8680 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

NOTARY PUBLIC
My Commission Expires 01.04.27

Document Prepared By
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