This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct , Suite 202
Hendersonville, TN 37075

Karen Johnson
Batch # 1262219
04/21/2025 09 21 24 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250421-0029817

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Mark Roy Bradley & Kym S. Bradley, Trustees The Bradley Revocable Trust 1333 E 4325 S Salt Lake City, UT 84124	NEW OWNER	Map 093-06-0-A-333.00.co

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark R. Bradley and Kym S. Bradley, married** "the Grantors," conveys and quitclaims unto **Mark Roy Bradley and Kym Suzanne Bradley, Trustees of The Bradley Revocable Trust, dated November 1, 2024 and any amendments thereto** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2017 of Encore, a Residential Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument No 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018429, and as amended in Instrument No 20151203-0122000, and in Instrument No 20170324-0029048, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Mark R Bradley and Kym S Bradley, married, by Warranty Deed from Hyde S Harper, Jr., Trustee and Christine B. Harper, Trustee of the Harper Family Revocable Living Trust, dated October 6, 2017, and recorded on October 12, 2017, in Instrument No. 20171012-0104763, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO· (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 9th day of April, 2025.

Mark R. Bradley (SEAL)

Kym S. Bradley (SEAL)

STATE OF UTAH)
)
COUNTY OF Salt Lake)

Personally appeared before me, a Notary Public in and for said State and County, Mark R Bradley and Kym S Bradley, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of April, 2025.

LAQUATIA LEE HANSON
Notary Public, State of Utah
Commission # 730128
My Commission Expires
03/21/2027

Notary Public
My commission expires: 3/21/27

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

(Affiant)

Notary Public My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER