Karen Johnson Davidson County
Batch # 1277375 DEEDQC
05/27/2025 08 29 06 AM 3 pgs
Fees $17 00 Taxes $0 00
20250527-0041129

EXEMPT FROM TRANSFER TAX:

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

Transfer to Present Owners' Revocable Trust who is the beneficiary of the Trust or back to original owner and is exempt under TCA 67-4-409(a)(3)(F).

No oath of value shall be required in any transaction that is exempt from tax. TCA 67-4-409(a)(5)

Prepared by party to this instrument
Donna Bradbury
422 Emmitt Avenue
Madison, TN 37115 (917) 565-4328

When recorded, mail this to:
DONNA BRADBURY, TRUSTEE
422 EMMITT AVENUE
MADISON, TN 37115

Owner/Person responsible for payment of taxes is, and mail tax statements to:
DONNA BRADBURY, TRUSTEE
422 EMMITT AVENUE
MADISON, TN 37115

QUITCLAIM DEED

GRANTOR, DONNA BRADBURY, an unmarried woman, whose mailing address is 422 Emmitt Avenue, Madison, TN 37115, of Davidson County in the State of Tennessee, the undersigned Grantor, for **NO CONSIDERATION**, does hereby remise, release and forever quitclaim to

GRANTEE, DONNA BRADBURY, as TRUSTEE of THE DONNA BRADBURY LIVING TRUST dated February 3, 2024, whose mailing address is 422 Emmitt Avenue, Madison, TN 37115,

all her interest in the following described real property in the County of **DAVIDSON**, State of **TENNESSEE**

For Legal Description see EXHIBIT "A", attached hereto and made a part hereof

Map & Parcel 052 05 0 071 00

The address of such real estate is commonly known as 422 Emmitt Avenue, Madison, Tennessee

Being the same property as that deed recorded February 15, 2018, Document No 20180215-0015067, records of Davidson County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging

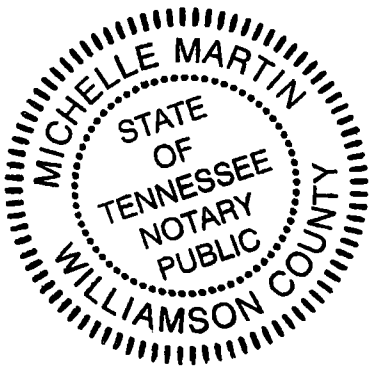
IN WITNESS WHEREOF, Grantor has executed this deed this 23 day of April, 2025

Donna Bradbury
DONNA BRADBURY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of April, 2025, before me personally appeared DONNA BRADBURY, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's/persons' free act and deed

Seal



Michelle Martin
Signature of Notary Public

My commission expires 9.21.26

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 OF BLOCK 1 ON THE PLAN OF REVISED PLAN OF POWER AND ROTH MADISON PARK SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 7, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE, TO WHICH PLAN RFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OFTHE PROPERTY.

SAID LOT NO. 40 FRONTS 60 FEET ON THE SOUTH SIDE OF EMMITT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 300 FEET TO A DEAD LINE.