Karen Johnson
Batch # 1279522
05/30/2025 09 34 51 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250530-0042489

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw com

ADDRESS NEW OWNER:
THE MILDRED ANN BRADLEY LIVING TRUST
dated March, 24th 2025
Mildred Ann Bradley, Trustee
3402 Walton Lane
Nashville, Tennessee 37216

SEND TAX BILL TO:
Same

MAP/PARCEL:
060 06 0 011 00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT

Mildred Ann Bradley, a single individual, as grantor and trustee, in connection with the administration of her revocable living trust, pursuant Tenn Code Ann. § 35-15-114, now conveys, releases and forever quitclaims from individual ownership, to trust ownership with Mildred Ann Bradley as trustee of THE MILDRED ANN BRADLEY LIVING TRUST dated the 24th of March, 2025 all right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows.

Land in Davidson County, Tennessee, being Lot No 1 of the Hillhurst Subdivision (a re-subdivision of Lots # 1 and 2 old Lots 96 and 97) as of record in Plat Book 8250, Page 523, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Mildred B Moore, unmarried by Warranty Deed dated 2/11/97 from Eva N Ray and Laura Smith and Willa Dale Coleman, Trustees, Parkwood Missionary Baptist Church of record in Book 10349, Page 205, Register's Office for Davidson County, Tennessee Mildred Bradley and Mildred B. Moore being one and the same person

Being the same property conveyed to Mildred Ann Bradley, unmarried by Quitclaim Deed dated July 24th, 2015, from herself, Mildred Ann Bradley (aka Mildred B Moore, aka Mildred Bradley) of record as instrument # 20150724-0072972, Register's Office for Davidson County, Tennessee

The property is commonly known as 3024 RICHMOND HILL DRIVE, NASHVILLE, Tennessee 37207.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

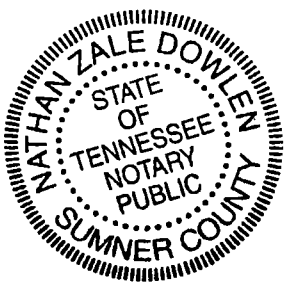
I, the above listed grantor conveys my interest in the real property to THE MILDRED ANN BRADLEY LIVING TRUST dated March, 24th, 2025.

Mildred Ann Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Mildred Ann Bradley with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 14th of April, 2025



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

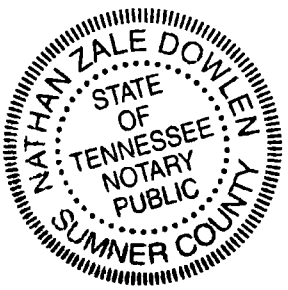
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE MILDRED ANN BRADLEY LIVING TRUST dated March 24th, 2025.

Mildred Ann Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Mildred Ann Bradley with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name

Witness my hand and seal, this 14th of April, 2025.



Notary Public
My Commission Expires:
DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.