Karen Johnson Davidson County
Batch# 1297950 DEEDQC
07/15/2025 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055868

QUITCLAIM DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00.

Affiant

Subscribed and sworn to before me this 15 day of July, 2025.

NOTARY PUBLIC

My commission expires: 11-5-25

OKORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(J. WALKER LEWIS, ATTY)
330 Commerce Street, Suite 110, Nashville, TN 37201
OK File # 37086

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ana M Bridgeman Wade Seifert 1345 Crown Point Place Nashville, TN 37211	NEW OWNER	161060A13800 CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Ana M. Bridgeman, a single woman, ("Grantor")**, by these presents, quitclaims, grants, and conveys unto **Ana M. Bridgeman and Wade Seifert, wife and husband ("Grantees")**, their heirs and assigns, all her respective right, title and interest to a certain tract or parcel of improved property located in Nashville, Davidson County, Tennessee, and more fully described according to the following legal description:

Land in Davidson County, Tennessee, being Unit No. 138 on the Plan of Oakhill Townhomes, Phase 3, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20070614-0071397 and amended as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ana M. Bridgeman, a single woman, by Warranty Deed from Darshan Patel, a married man, of record as Instrument No. 20241127-0092898 in the Register's Office for Davidson County, Tennessee, dated November 26, 2024 and recorded on November 27, 2024.

This conveyance is subject to any and all easements, setback lines, and restrictive covenants, if any, of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the 15 day of July, 2025.

Ana M. Bridgeman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Ana M. Bridgeman, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her own free act and deed.

Witness my hand and official seal this 15 day of 2025.

Notary Public

My commission expires: 11-5-25

This is a tax-exempt transfer of real property as provided in TCA Code 67-4-409(a)(1)(C).

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Certificate of Authenticity

I, Leigh Norton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 15, 2025
Date

Affiant Signature

July 15 2025
Date

State of Tennessee
County of Davidson

Sworn and subscribed to me this 15th day of July, 2025

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

