Karen Johnson Davidson County
Batch# 1329566 DEEDQC
10/02/2025 12:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251002-0078592

NEW OWNER:

Donald Bradley
104 Laura Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map: 63
Group: 4
Parcel: 38.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **NATALIE E. LUNSFORD,** hereinafter called the Grantor, has quitclaimed to **DONALD E. BRADLEY,** hereinafter called the Grantee, all of her interest to his heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the County of Davidson and State of Tennessee.

Being Lot No. 3 on the Plan of Laurel Heights, Section "A", a plat which is of record in Book 3600, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laurie K. Lunsford, Nathen S. Lunsford, Jacob B. Lunsford, Natalie E. Lunsford and Sue R. Meyer, with Donald E. Bradley retaining a life estate, by Quitclaim Deed from Donald E. Bradley, dated August 18, 2021, of record as Instrument 20210902-0118511, Register's Office for Davidson County, Tennessee.

For further reference also see property conveyed to Donald E. Bradley by Quitclaim Deed from Laurie K. Lunsford, Nathen S. Lunsford, Jacob B. Lunsford, and Sue R. Meyer, dated August 4, 2023, of record as Instrument 20230816-0063689, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 104 Laura Avenue, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 2nd day of October, 2025.

Natalie E Lunsford
NATALIE E. LUNSFORD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **NATALIE E. LUNSFORD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 2nd day of October, 2025.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Affiant

Sworn to and subscribed to before me, this the 2nd day of October, 2025.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/29

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 10/2/25.

Celia Stewart Rouse
Affiant Signature

10/2/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 2nd day of October, 2025.

Notary's Signature
My Commission Expires:

