Karen Johnson Davidson County
Batch# 1340760 DEEDQC
10/31/2025 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251031-0086837

THIS INSTRUMENT PREPARED BY:
Elizabeth Ryder Sykes
BELCHER SYKES HARRINGTON, PLLC
320 Seven Springs Way – Suite 110
Brentwood, TN 37027
(615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Tonya Michelle Staggs	SAME	072 04 0 297.00
1432 McAlpine Avenue		
Nashville, TN 37216		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand, receipt of which is hereby acknowledged and other good and valuable consideration, **CHRISTOPHER STEPHEN BRADLEY** ("Grantor"), hereby quitclaims, conveys, and transfers unto **TONYA MICHELLE STAGGS** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 42 FEET OF LOT NO. 10 OF BLOCK "D," ON THE MAP OF COUNTRY CLUB ESTATES, AS SHOWN ON PLAT OF RECORD IN BOOK 843, PAGE 95, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID PART OF LOT NO. 10 FRONTS 42 FEET ON THE WESTERLY SIDE OF MCALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO ANY ALLEY.

SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD.

BEING the same property conveyed to Christopher Stephen Bradley, an unmarried man, and Tonya Michelle Staggs, an unmarried woman, as joint tenants with right of survivorship, by Quitclaim Deed from Christopher Stephen Bradley dated January 7, 2016, of record in Instrument No. 20160202-0010251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved property, known as 1432 McAlpine Avenue, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29 day of October, 2025.

Christopher Stephen Bradley
CHRISTOPHER STEPHEN BRADLEY

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STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER STEPHEN BRADLEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Smyrna, Tennessee, on this the 29 day of October, 2025.

Casey L. Lingerfelt
Notary Public

My commission expires: 10·16·2027

CASEY L. LINGERFELT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value of this transfer is $ - 0 - .

Christopher Stephen Bradley
Affiant

Sworn to and subscribed before me this 29 day of October, 2025.

Casey L. Lingerfelt
Notary Public

My commission expires:
10·16·2027

CASEY L. LINGERFELT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 **October 29, 2025**.

October 31, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **31st** day of **October, 2025**.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026