Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road
Suite 101
Westlake Village, CA 91361
File No. 2738805TN

Karen Johnson Davidson County
Batch# 1371284 DEEDQC
01/21/2026 08:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260121-0004686

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 083-10-0J-001-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 8th day of January, 2026, by and between **Michael Bradshaw and Amelia Bradshaw F/K/A Amelia Klug, husband and wife,** residing at 1801 Woodland Street, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Michael Bradshaw and Amelia Bradshaw, husband and wife,** residing at 1801 Woodland Street, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1801 Woodland Street, Nashville, TN 37206

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/19/2023 under Instrument No. 20231219-0097624 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Michael Bradshaw

Amelia Bradshaw F/K/A
Amelia Klug

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Michael Bradshaw and Amelia Bradshaw F/K/A Amelia Klug, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN Davidson County, this 8th day of January, 2026.

Notary Public

My Commission expires: May 8, 2029

My Commission Expires
May 8, 2029



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Amelia Bradshaw Michael Bradshaw

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 8th day of January, 2026

Notary Public
My Commission Expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
May 8, 2029

Name and address for person(s) responsible for taxes:

Michael Bradshaw and Amelia Bradshaw
1801 Woodland Street
Nashville, TN 37206

Name and address of property owner:

Michael Bradshaw and Amelia Bradshaw
1801 Woodland Street
Nashville, TN 37206

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, 1801 WOODLAND STREET TOWNHOMES, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20141229-0118458, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Tennessee Certification of Electronic Document

I, Ivana Veith, 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 1-8-26 (date of document).

Affiant Signature

1-8-26
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 8th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1-25-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746