Karen Johnson Davidson County
Batch# 1376940 DEEDQC
02/06/2026 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260206-0008697

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL**
Charles E. Bradley, Jr. et ux	Same	Map 17
9316 S W 60th Court Rd.		**P/O** Parcel 161.00
Ocala, FL 34476		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For the purpose of separating off the within described portion of our lands into a separate parcel, and the benefits accruing to us thereby, we, **CHARLES E. BRADLEY, JR. and wife MARY A. BRADLEY,** Grantors, quitclaim and convey to ourselves, **CHARLES E. BRADLEY, JR. and wife MARY A. BRADLEY,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

A tract of land in Davidson County, Tennessee, being a portion of the property of Charles E. Bradley, Jr. and Mary A. Bradley described in Instrument 20220609-0065887, Register's Office for Davidson County, and being more particularly described as follows:
Commencing from a magnetic nail in the centerline of Brick Church Pike, a common corner with Chad Alexander per Instrument 20250522-0040360, being the Northwest corner of the herein described land and being the POINT OF BEGINNING,
Thence with the common line of Alexander South 45 degrees 09 minutes 17 seconds East 215.19 feet to an iron pin,
Thence South 65 degrees 15 minutes 51 seconds East 459.62 feet to an iron pin at the Northwest corner of John R. Redding and Carly K. Corah by Instrument No. 20250617-0047546,
Thence South 41 degrees 33 minutes 43 seconds West 418.87 feet to an iron pin in the Northeast line of Carol Edwards, James McCasland Jr, Barbara Talley, & Cindy McCasland, by Instrument Nos. 20060201-0012692 & 20060201-0012693;
Thence North 48 degrees 26 minutes 17 seconds West 110.20 feet to an iron pin,
Thence North 85 degrees 17 minutes 56 seconds West 218.02 feet to an iron pin at the Northeast corner of James McCasland Jr, by deed of record in Book 9799, Page 372, said Register's Office;
Thence North 85 degrees 33 minutes 19 seconds West 164.96 feet to an iron pin at the Southeast corner of Hardcastle, by Instrument No. 20121001-0088937;

Thence North 13 degrees 15 minutes 49 seconds East 161.48 feet to an iron pin in the Southern corner of Brazell & Vaughan, by Instrument No. 20180125-0007793;
Thence North 64 degrees 58 minutes 18 seconds East 294.36 feet to an axle,
Thence North 45 degrees 09 minutes 17 seconds West 309.67 feet to a magnetic nail in the center of Brick Church Pike,
Thence with the center of Brick Church Pike with a curve to the right having an arc length of 103.07 feet a radius of 623.86 feet a chord bearing of North 58 degrees 36 minutes 15 seconds East and a chord distance of 102.95 feet to the POINT OF BEGINNING containing 219,228 square feet or 5.033 Acres more or less.

PART OF TAX MAP 17, PARCEL 161

This is unimproved property located on Brick Church Pike in Nashville, Tennessee.

The conveyance of this parcel may disqualify both this parcel and the parent parcel from greenbelt taxation and require the payment of rollback tax. The preparer otherwise renders no opinion and makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness the signature of the Grantors this date: 01/30/26

Charles E. Bradley, Jr.

Mary A. Bradley

STATE OF Florida)
COUNTY OF Marion)

Personally appeared before me, the undersigned Notary Public, the within named Charles E. Bradley, Jr. and Mary A. Bradley, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date: 01/30/26

MARCIE SANDERS
MY COMMISSION # HH 634756
EXPIRES: February 26, 2029

Notary Public

My commission expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This consideration or value for this transfer, whichever is greater, is $-0-.

Affiant

Sworn to and subscribed before me this date: 02-03-2026

Notary Public

My commission expires: 05-08-2028

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 30TH day of JANUARY, 2026

Date: 02-03-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3RD day of FEBRUARY, 2026

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY