Karen Johnson Davidson County
Batch # 1433369 DEEDQC
06/15/2026 11:38:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260615-0053945

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
WALTER GRANT BRIDGES, Trustee
BRIDGES LIVING TRUST dtd 6/9/2026
105 LAKE CHATEAU DR.
HERMITAGE, TN 37076

Send Tax Bills To:
Same

Map and Parcel No.
097 08 0A 009.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **WALTER GRANT BRIDGES, and wife, CLAUDIA S. BRIDGES ("Grantor")** this day quitclaims, conveys and transfers unto **WALTER GRANT BRIDGES and CLAUDIA SUE BRIDGES, as Co-Trustees of the BRIDGES LIVING TRUST dtd 6/9/2026 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Unit No. B-3, on the Plan of Lake Chateau, of record in Book 6250, Pages 607-610, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau Condominiums, a horizontal property regime established by Master Deed and Bylaws of record in Book 6639, Page 468; as amended in Book 6691, Pages 308 and 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Pages 271 and 275; and Book 11012, Page 495, said Register's Office.

Further being the same property conveyed to Myrtle E. Harris, Trustee of The Myrtle E. Harris Revocable Living Trust by Quitclaim Deed from Myrtle E. Harris, dated February 8, 2006, recorded May 10, 2006, of record in Instrument No. 20060510-0054813, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter Grant Bridges and Claudia S. Bridges, husband and wife, from Myrtle E. Harris, Individually and as Trustee of The Myrtle E. Harris Revocable Living Trust dtd February 8, 2006 by Warranty Deed recorded 2/6/2013 as Instrument No. 20130206-0012149 in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***105 LAKE CHATEAU DR HERMITAGE, TN 37076***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **9th** day of **JUNE**, **2026**.

WALTER GRANT BRIDGES, Grantor

CLAUDIA S. BRIDGES, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named WALTER GRANT BRIDGES and CLAUDIA S. BRIDGES, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **9th** day of **JUNE**, **2026**

Notary Public

My Commission Expires: 2/17/2030

JOSHUA BURTNETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

WALTER GRANT BRIDGES, Co- Trustee/Grantee/Affiant

CLAUDIA SUE BRIDGES, Co-Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **9th** day of **JUNE**, **2026**

Notary Public

My Commission Expires: 2/17/2030

JOSHUA BURTNETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY