Karen Johnson Davidson County
Batch# 439399 DEEDQC
07/17/2020 10:05:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200717-0078610

**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| R. Shannon Pollard, Jr., Trustee<br>1758 Hillmont Dr.<br>Nashville, TN 37215 | New Owner | 117-11-0-077.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Richard Shannon Pollard, Jr., unmarried, and Anissa Rene Bartels, f/k/a Anissa Rene Pollard, unmarried,** by these presents do hereby quitclaim and convey unto **R. Shannon Pollard Jr., Trustee of the The Richard Edward Arnold 2006 Family Trust,** its heirs, successors and assigns, all their rights, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Unit 2, as shown on the map entitled Hillmont Height Townhomes, of record as Instrument No. 20120312-0021272 and amended as Instrument No. 20120802-0068343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being part of the same property conveyed to KEVIN MCGINN by Warranty Deed from GAYE G. CONDURELIUS AND HUSBAND, STEVEN GEORGE CONDURELIS, III, of record as Instrument No. 20120120-0005636, dated January 19, 2012, said Register's Office.**

**Being the same property conveyed to Richard Shannon Pollard, Jr. and Anissa Rene Pollard, husband and wife, by Warranty Deed from Kevin McGinn, married, of record as Instrument No. 20121002-0089996, dated September 27, 2012, and recoded October 2, 2012 said Register's Office. Futher Corrected By Scriviner's affidavit recorded at Instrument No. 20121126-0108009, said Register's Office.**

**Being also known as 1758 Hillmont Dr., Nashville, TN 37215.**

STATE OF TN
COUNTY OF Davidson

**The actual consideration for this transfer is $0.00.**

Subscribed and sworn to before me this the
17 day of June 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

TYLER J. KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17 day of June, 2020.

**Richard Shannon Pollard, Jr.**

**Anissa Rene Bartels, f/k/a Anissa Rene Pollard**

TYLER J. KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Richard Shannon Pollard, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17 day of June 2020.

Notary Public

My Commission Expires:

TYLER J. KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Anissa Rene Bartels, f/k/a Anissa Rene Pollard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17 day of June 2020.

Notary Public

My Commission Expires:

TYLER J. KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON