Karen Johnson Davidson County
Batch# 998507 DEEDQC
05/02/2023 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230502-0032434

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Sidney L. Pilson, Trustee 1139 Balbade Drive Nashville, TN 37215	Same	104-07 0 009.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Sidney L. Pilson and wife Linda L. Pilson hereby quitclaim and convey all of their right, title and interest in that certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto (the "Property"), to Sidney L. Pilson, in his capacity as the Trustee of the 1139 Balbade Drive Community Property Trust.

The description of the Property on Exhibit A is the same as that contained in the prior deed.

Said Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1139 Balbade Drive, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 1st day of May, 2023.

SIDNEY N. PILSON

LINDA L. PILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, SIDNEY L. PILSON AND LINDA L. PILSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of May, 2023.

Jennifer Landreth
Notary Public

My Commission Expires: 9/7/26

JENNIFER LANDRETH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

SIDNEY L. PILSON, Trustee

Sworn to and subscribed before me this 1st day of May, 2023.

Jennifer Landreth
Notary Public

My Commission Expires: 9/7/26

JENNIFER LANDRETH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Chickering Park, Section III, as of record in Book 2663, Pages 990 and 91, Register's Office for said county.

Said Lot No. 12 fronts 209.1 feet on the westerly side of Balbade Drive and extends back 489.4 feet on the northerly line and 521 feet on the southerly line, to a dead line in the rear on which it measures 145.3 feet.

Being the same property described in a deed of record at Book 5750, Page 797 in the Register's Office for Davidson County, Tennessee.

35413244.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 1, 2023 (date of document).

Affiant Signature

05/02/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of May, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

