Karen Johnson Davidson County
Batch# 1011088 DEEDQC
06/05/2023 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230605-0042314

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 20 23.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN ORUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp September 07, 2026 COUNTY OF DAVIDSON

WG-QCD-23-BULLARD

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon June Bullard, married		
(NAME)	(NAME)	
903 Snow Ave,	**Same as owner**	07315000400 04306001400 07316003800 117110B10800CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANNON JUNE BULLARD, MARRIED**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHANNON JUNE BULLARD, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1 - 903 B Snow Avenue, Madison, Tennessee 37155

Land in Davidson County, Tennessee, being Lot number 28 on the Plan of Dixie Pure food Company's Subdivision, as of record in Book 161, page 113, and Book 332, page 51, Register's Office for Davidson County, Tennessee, being Lot number 7 on an unrecorded survey made by J. R. Wauford and Company, Consulting Engineers, October 25, 1960, described as follows:

Beginning on the westerly margin of Snow Avenue, formerly Dortch Street, at the northeast corner of the property conveyed to Robert Alva Bartlett and wife, by deed from Maddux Construction Company, Inc., of record in Book 3254, page 225, said Register's Office, said point also being the corner of the Lots numbers 6 and 7 on said survey; thence with a line between said two lots westerly 303.6 feet, thence northerly 58 feet to the southwest corner of the property conveyed to Hugh B. Travis and wife, by deed from Jack B. Baird and wife, of record in Book 2801, page 275, said Register's Office; thence with said Travis' southern boundary line north 80 degrees 46 minutes east 302.6 feet to the westerly margin of Snow Avenue; thence with same southerly line 58 feet to the beginning.

Being the same property conveyed to Tommy Joe Hardison by Quitclaim Deed of record in Instrument Number 20141204-0111296 in the Registers Office for Davidson County, Tennessee.

Parcel 2 - 2935 Donna Hill Drive, Nashville, Tennesseee 37214

BEING Lot number 35 on the Plan of Revision of Section 1, Sunset View, of record in Plat Book 2663, pages 27 and 28, as amended in Book 2795, page 597, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tommy Joe Hardison by Quitclaim Deed of record in Instrument Number 20141204-0111297 in the Registers Office for Davidson County, Tennessee.

Parcel 3 - 2923 and 2925 Cordell Drive, Nashville, TN 37215

Land in Davidson County, Tennessee, being Lot number 23 on the Plan of George I. Waddey's Sunset View, Section 3, a Plan of which is of record in Book 2663, page 44, Register's Office for said County.

Said Lot number 23, fronts 133.88 feet, more or less, on the westerly side of Cordell Drive and runs back westerly 185.8 feet, more or less, to the northerly line and 226.7 feet, more or less, to the southerly line, to a line

in the rear on which it measures 135.8 feet.

Being the same property conveyed to Tommy Joe Hardison by Quitclaim Deed of record in Instrument Number 20141204-0111298 in the Registers Office for Davidson County, Tennessee.

Parcel 4 - 3600 Hillsboro Road, Unit G-12, Nashville, Tennessee 37215.

BEING Unit Number G-12 of Villager East, a horizontal property regime established by Master Deed of record in Book 5457, page 298, The Plat of which is of record in Plat Book 5200, page 178, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tommy Joe Hardison by Quitclaim Deed of record in Instrument Number 20141204-0111299 in the Register's Office for Davidson County, Tennessee.

The said Tommy Joe Hardison having since died testate on December 16, 2022. The aformentioned property vested at death in Shannon June Bullard as devisee under his duly probated Last Will and Testament in Docket Number 23P163 in The Seventh Circuit Court of Davidson County, Tennessee at Nashville Probate Division.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **903 Snow Ave, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 2nd day of June, 2023.

Shannon June Bullard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON JUNE BULLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 **06/02/2023** (date of document).

Affiant Signature

Date **06/02/2023**

State of New York

County of Clinton

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

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027