Prepared By:

Edythe Townsend

722 Ringgold Dr

Nashville, Tennessee 37207

After Recording Return To:

Thomasa Bean)

1616 Branch St)

Nashville, Tennessee 37216

Karen Johnson Davidson County
Batch# 1050289 **DEEDQC**
09/15/2023 10.52 43 AM 4 pgs
Fees. $22 00 Taxes $0 00

20230915-0072431

TAX PARCEL ID #: 081 06 0 305.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs. Dorothy Bonner ("Grantor") , **whose address** is 1616 Branch St, Nashville, Tennessee, 37216, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** . Thomasa Bean ("Grantee"), **whose address is** 1616 Branch St, Nashville, Tennessee 37216, all right, title, interest and claim to the following real estate property located at2117 23rd Ave N in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37208, to-wit:

Property having Lot No.5 & 16 , with the Section No. , and having the following description: LOT PTS 5&16 NASHVILLE TRUST CO,SUB OF FANNIE WILD PROP 7 Room 4 Bedroom 1 bath.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM PHIL COHEN AND SARA K COHEN HUSBAND AND WIFE TO ROGER C BONNER AND DOROTHY BONNER. DATED 5/26/1959 RECORDED ON 05/26/1959 IN BOOK 2907. PAGE 478 IN DAVIDSON COUNTY STATE OF TN

ROGER C BONNER IS NOW DECEASED

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 09/13/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

Dorothy Bonner

(Grantor's or Authorized Representative's Signature) Dorothy Bonner

Thomasa E. Bean

(Grantee's or Authorized Representative's Signature) Thomasa Bean

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on September 15, 2025 by Mrs. Dorothy Bonner, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Kimmery Walker
(Signature of Notary)

Kimmery Walker
(Printed Notary Name) Davidson, Tennessee

My Commission expires. _____

KIMMERY WALKER
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 3, 2025
COUNTY OF DAVIDSON

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $1.00.

Thomas E Bean
Affiant

Subscribed and sworn before me, this 15 day of September, 2023

Kimmery Walker
Notary

KIMMERY WALKER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
November 3 2025
COUNTY OF DAVIDSON

Grantee's Address:

. Thomasa Bean
1616 Branch St
Nashville, Tennessee 37216

Grantor's Address:

Mrs. Dorothy Bonner
1616 Branch St
Nashville, Tennessee 37216

Mail Subsequent Tax Bills To:
Thomasa Bean
1616 Branch St
Nashville, Tennessee 37216