Karen Johnson Davidson County
Batch# 1051855 DEEDQC
09/20/2023 07:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230920-0073750

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
609 Bedford Forest Court Community Property Trust 609 Bedford Forest Court Old Hickory, Tennessee 37218	Same	Parcel ID: 05416001400

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, HAROLD L. GENTRY, as Trustee of the HAROLD L. GENTRY RECOVABLE TRUST established on March 18, 2011 (the "Grantor"), hereby quitclaims and conveys to the 609 BEDFORD FOREST COURT COMMUNITY PROPERTY TRUST, its successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of its right, title and interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 605 Bedford Forest Court, Old Hickory, Tennessee 37218.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18 day of SEPT, 2023.

HAROLD L. GENTRY RECOVABLE
TRUST established on March 18, 2011

By: Harold L Gentry
HAROLD L. GENTRY

The undersigned, LYNDA CAROL GENTRY, joins in this deed to convey any interest she may have in the subject real property by reason of her marriage to Harold L. Gentry.

Lynda Gentry
LYNDA CAROL GENTRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, HAROLD L. GENTRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument, as such Trustee, for the purposes therein contained.

WITNESS my hand, at office, as of this 18th day of September, 2023.

DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

Dianne Jaynes
Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LYNDA CAROL GENTRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 18th day of September, 2023.

DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

Dianne Jaynes
Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2023.

DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

Dianne Jaynes
Notary Public
My Commission Expires:_____

EXHIBIT A

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the margin of Bedford Forest Court, being the southwest corner of Lot No, 2; thence in a northwest direction 269.9 feet to a concrete monument; thence in a southwest direction 57.0 feet to a pint in the Government Take Line; thence along the common line between the east part of Lot No. 14 and the west part of Lot No. 14 in a southerly direction 250 feet more or less to a concrete monument; thence along the northerly margin of Bedford Forest Court in an easterly direct 89.9 feet to the point of beginning.

The common line above referred to begins at a point equidistant from the concrete monument on the north margin of Bedford Forest Court at the southwest corner of Lot No. 2 and the concrete monument on the easterly margin of General Kershaw Drive at the southeast corner of Lot No. 13; thence in a northerly direction which intersects a point equidistant between the Northwest corner of the Givans house and the southwest corner of the Faimon house to a point on the Government Take Line a distance of 250 feet more or less.

Being the same property conveyed by HAROLD L. GENTRY and LYNDA CAROL GENTRY, by deed of record in Instrument No. 20110426-0031933, Register's Office of Davidson County, Tennessee.

36003840.3

Tennessee Certification of Electronic Document

I, Danielle Burns, 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 September 18, 2023 (date of document).

Danielle Burns
Affiant Signature

September 1, 2023
Date

State of Tennessee
County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 7 Jul 2025

NOTARY'S SEAL

