Karen Johnson Davidson County
Batch# 1096303 DEEDQC
01/31/2024 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240131-0006828

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2978754

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 081-01-0-056.00

QUITCLAIM DEED

Exempt: Section 67-4- 409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) - no transfer tax is due.

THIS DEED made and entered into on this 22 day of January, 2024 by and between **George M. Bond, a widower, individually and as surviving spouse of Birdie J. Bond, deceased,** residing at 1719 River Drive, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **George M. Bond, a widower,** residing at 1719 River Drive, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1719 River Drive, Nashville, TN 37218

Being the same property as conveyed from John A. Harvey and wife, Peggy J. Harvey to George M. Bond and wife, Birdie J. Bond as set forth in Deed Book 5545 Page 592 dated 11/30/1979, recorded 12/19/1979, Davidson County, Tennessee.

Birdie J. Bond departed this life on January 3, 2023 and upon her death, her interest in the property passed to George M. Bond, her surviving spouse and tenant by the entirety by operation of law.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

George M. Bond

George M. Bond

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **George M. Bond**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 22nd day of January, 20 24.

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

The following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Being Lot No. 7 on the map of the First Addition of Haley's Subdivision of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, not of record, and said lot is described according to a survey made by L. D. Justice, Surveyor, on April 1, 1946, as follows:

Said Lot No. 7 fronts 100 feet on the westerly side of River Drive and extends back between lines, 175.2 feet on its southerly line and 164.5 feet on its northerly line, to the rear line of said property on which it measures 102 feet.

Parcel ID Number: 081-01-0-056.00

Property commonly known as: 1719 River Drive, Nashville, TN 37218

Tennessee Certification of Electronic Document

I, Sophea Heo, 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 1/22/24 (date of document).

Affiant Signature

1/25/24
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 25th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

2978754 Deed