Karen Johnson Davidson County
Batch# 1102617 DEEDQC
02/21/2024 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240221-0011719

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rosann Bond Nunnelly, Trustee 5883 Fredericksburg Drive Nashville, TN 37215	Same	145 02 0 030.00

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, I, ROSANN B. NUNNELLY, hereby quitclaim and convey to ROSANN BOND NUNNELLY, TRUSTEE OF THE ROSANN BOND NUNNELLY REVOCABLE TRUST OF 2020 dated January 17, 2020, her 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 my interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Laural Ridge, Section 2, as of record in Book 3600, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Nunnelly and wife, Rosann B. Nunnelly, by deed of record in Book 11389, page 339, Registers' Office for Davidson County, Tennessee. The same William H. Nunnelly having since died.

This is property known as 5883 Fredericksburg Drive, Nashville, Tennessee, 37215.

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16th day of February, 2024.

ROSANN B. NUNNELLY

STATE OF Florida
COUNTY OF Collier

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Rosann B. Nunnelly, 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 16th day of February, 2024.

DALLAS E. KLEMMER
MY COMMISSION # HH 203969
EXPIRES: December 2, 2025
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires:

STATE OF Florida
COUNTY OF Collier

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2024.

Notary Public
My Commission Expires: MAY 22, 2025

37189276.2

ANA M. BALIDO
MY COMMISSION # HH 083961
EXPIRES: May 22, 2025
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, Lucretia Albert, 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 February 16, 2024.

Date

Lucretia Albert

Affiant Signature

02/16/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of February, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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