Karen Johnson
Batch # 1108478
03/07/2024 10:39:09 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240307-0015877

Prepared by and return to:
James C. Bradshaw III, Esq.
Wyatt Tarrant & Combs, LLP
333 Commerce Street, Ste 1050
Nashville, Tennessee 37203

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **MARY WALKER HOLLADAY**, having a mailing address of 513 Columbus Drive, Hermitage, Davidson County, Tennessee 37076, ("Grantor") for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quitclaim, and convey unto **THE MARY WALKER HOLLADAY REVOCABLE TRUST,** a Tennessee revocable trust, Mary Walker Holladay, Trustee, and Jack R. Abernathy III and Eric Abernathy co-successor Trustees, all of her right, title and interest in and to the following described real estate situated and being in Davidson County, State of Tennessee to, wit:

> Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Tulip Grove Subdivision, Section 3, as of record in Book 3700, page 146, Register's Office for said County.
>
> Said Lot No. 161 fronts 86.00 feet on the southeasterly side of Columbus Drive and extends back 145.00 feet on the northeasterly line and 140.00 feet on the southwesterly line to a dead line in the rear, on which it measures 122.51 feet thereon.
>
> Being the same property vested in Mary Walker Baker Abernathy pursuant to Final Decree of record in Book 6280, page 644, Register's Office for Davidson County, Tennessee. Originally being the same property conveyed to Jack R. Abernathy, Jr. and wife, Mary W. Abernathy by deed of record in Book 4325, page 911, Register's Office for Davidson County, Tennessee, the said Jack R. Abernathy, Jr. and Mary W. Abernathy having since divorced.

which has the address of 513 Columbus Drive, Hermitage, Tennessee 37076. The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

WITNESS the signature of the said party of the first part by its duly authorized representative.

GRANTOR:

Mary Walker Holladay

Mary Walker Holladay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on the 6th day of March, 2024, by **MARY WALKER HOLLADAY.**

WITNESS my hand and Notarial Seal at office this 6th day of March, 2024.

Notary Public

My Commission expires: 11-03-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann § 67-4-409(a)(3)(F)

Affiant

SUBSCRIBED AND SWORN TO before me this 6th day of March, 2024.

Notary Public

My Commission Expires: 11-03-2025

BRADLEY EUGENE THRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

101495773.1

New Owners -

513 Columbus Dr.
Hermitage, TN 37076

Send Tax Bill to:
Mary Walker Holladay Revocable Trust
513 Columbus Dr.
Hermitage, TN 37076