QUITCLAIM DEED

DANA ELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-19-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/19/24

(AFFIX SEAL)

BS-DH-24-325

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sam J. Pride and Hannelore R. Pride, husband and wife	**Same as new owner**	
(NAME) **325 E Thompson Lane,**	(NAME)	**119-04-0-049.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE BROWN AND JOSEPH DALE PRIDE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SAM J. PRIDE AND HANNELORE R. PRIDE, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 extends 95 feet on the northerly side of Thompson Lane, and extends back 289 feet on the westerly line and 270.4 feet on the easterly line to a dead line measuring 152.6 feet thereon.

Being the same property conveyed to Sam J. Pride and wife, Ann Wray Pride by Warranty Deed from LeRoy Preston and wife, Lou Ella Preston of record in Book 2101, page 101, Register's Office for Davidson County, Tennessee, dated November 14, 1952 and recorded on November 14, 1952.

Said Ann Wray Pride died on August 21, 1997, vesting Sam J. Pride as surviving tenant.

Being the same property conveyed to Robert F. Spann, Trustee by Quitclaim Deed from Sam J. Pride and wife, Hannelore R. Pride, of record in Instrument No. 20110513-0036733, Register's Office for Davidson County, Tennessee, dated May 10, 2011, and recorded on May 13, 2011 and within the same deed the said Robert F. Spann, Trustee conveyed his interest in the subject property to **Sam J. Pride and wife, Hannelore R. Pride, and to the survivor of them, with the remainder to Julie Brown and Joseph Dale Pride.**

The purpose of this conveyance is for **Julie Brown** and **Joseph Dale Pride** to convey any and all interest the have in the subject property to Sam J. Pride and Hannelore R. Pride.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **325 E Thompson Lane, Nashville, Tennessee 37211.**

Karen Johnson Davidson County
Batch # 1128095 **DEEDQC**
04/29/2024 11:10:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240429-0030937

Witness my/our hand(s) this the 18 day of April, 2024

Julie Brown
Julie Brown

Joseph Dale Pride
Joseph Dale Pride

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 of April, 2024.

Notary Public
My Commission Expires: 09/02/24
(SEAL)

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH DALE PRIDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 of April, 2024.

Notary Public
My Commission Expires: 09/02/24
(SEAL)

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212