Karen Johnson
Batch # 1133925
05/13/2024 09:45 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240513-0034942

This Instrument Prepared by:

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Greg Pohl 1505 Dresden Circle Nashville, TN 37215	Bank of America 275 Valencia Avenue Brea, CA 92823	Map & Parcel 145-03-0-020.00

QUITLCLAIM DEED

For and in good consideration, the receipt of which is hereby acknowledged, I, Greg Pohl, as the sole surviving heir of my husband, Daniel S. Bray (hereinafter referred to as "Grantor"), who died on October 31, 2022, by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property, which was previously deeded to Daniel S. Bray and husband Greg Pohl, joint tenants with a right of survivorship and described herein below, unto Greg Pohl (the "Grantee"), his successors and assigns, the following described tract of land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Two, Roselawn Estates, of record in Book 3106, Page 86, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Daniel S. Bray and husband Greg Pohl, joint tenants with right of survivorship, by Quitclaim Deed from Daniel S. Bray, married, dated May 23, 2019, and recorded May 28, 2019, of record in Instrument Number 20190528-0049699 in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Daniel S. Bray, married, by deed from Terry B. Oquin and wife, Jamie C. Oquin, on September 16, 2016, of record in Instrument Number 20160919-0098548, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1505 Dresden Circle, Nashville, Tennessee 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8th day of May, 2024.

Greg Pohl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Elizabeth Throckmorton, a Notary Public in and for said county and state, the within named Greg Pohl, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 1/24/28

MARY ELIZABETH THROCKMORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this the 8th, day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 1/24/28

MARY ELIZABETH THROCKMORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON