ADMINISTRATOR'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1136738 DEEDQC
05/20/2024 12:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240520-0037394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 2023. 2024

Notary Public

MY COMMISSION EXPIRES: 3/9/27
(AFFIX SEAL)

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300 Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Arnett Bodenhamer, Jr.	**New Owner**	**Tract 1: 13615006000** **Tract 2: 08106013300**
(NAME)	(NAME)	
1648 Boxwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ARNETT BODENHAMER, JR., THE ADMINISTRATOR OF THE ESTATE OF ARNETT HUMPHREY BODENHAMER, SR. (DOCKET NO. 23P2227)**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **ARNETT BODENHAMER, JR.**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE ESTATE'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 17 day of May 2024.

Arnett Bodenhamer, Jr., ***Administrator of the Estate of Arnette Humphrey Bodenhamer, Sr.***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARNETT BODENHAMER, JR.,** as Administrator of the Estate of Arnett Humphrey Bodenhamer, Sr., the within named grantor, 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 and official seal, this the 17 day of May 2024.

Notary Public

My Commission Expires:
3/9/2027

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Tract 1

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Harbour Town Village, Section 2, or record Book 4675, pages 146 and 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of lot.

Being the same property conveyed to Arnett Bodenhamer, Sr. by quitclaim deed from Arnett H. Bodenhamer, II, of record in Instrument No. 20130718-0074365 in said Register's Office.

Arnett H. Bodenhamer, II, and Arnett Bodenhamer, Jr. are one and the same person.

This is improved property also known as 2900 Starboard Lane, Nashville, Tennessee 37217.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Cumberland Gardens, Section 2, of Official Record Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is made for a more formal description.

Being the same property conveyed to Arnett Bodenhamer, Sr. by quitclaim deed from Arnett H. Bodenhamer, II, of record in Instrument No. 20130718-0074365 in said Register's Office.

Arnett H. Bodenhamer, II, and Arnett Bodenhamer, Jr. are one and the same person.

This is improved property also known as 2714 Jenkins Street, Nashville, Tennessee 37208.

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 MAY 17, 2024

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date MAY 20, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on MAY 20, 2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

