This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214 / PH: (615) 883-4998

FROM: **DEBRA A. BULLINGTON, Executrix for the ESTATE OF PATRICIA A. BULLINGTON**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **DEBRA A. BULLINGTON**

Karen Johnson
Batch # 1166855
08/06/2024 08:20:12 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240806-0059713

ADDRESS NEW OWNERS:
Debra A. Bullington
213 Dedham Drive
Nashville, TN 37214

SEND TAX BILLS:
Same

MORTGAGEE:
NONE

MAP & PARCEL:
85-7 57

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, **DEBRA A. BULLINGTON, Executrix** for the **ESTATE OF PATRICIA A. BULLINGTON** (DOD 01/07/2024 -- see Davidson County Probate Court, No. 24P525), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 206 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said county.

Said Lot No. 206 fronts 92.70 feet on the north side of Dedham Drive, and extends back 140 feet on the east line and 139.5 feet on the westerly line to a dead line and measures 84.6 feet thereon.

Being part of the same property conveyed to Robert D. Bullington and wife, Patricia Ann Bullington by Warranty Deed from Arlin L. McRae and wife, Norma Jean McRae, dated March 2, 1973 and filed in Book 4686, page 412, said Register's Office. The said Robert D. Bullington having died on September 12, 2020, with the title being vested in surviving tenant by the entirety Patricia Ann Bullington having died on January 7, 2024. Grantors and Grantee are the only surviving heirs of Patricia Ann Bullington.

This is improved real property located and known as **213 Dedham, Nashville, TN 37214.**

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to **DEBRA A. BULLINGTON**, her heirs and assigns, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 1st day of August, 2024.

DEBRA A. BULLINGTON, Executor
Estate of PATRICIA A. BULLINGTON

DAVID KENNEDY, JR, Trustee

STATE OF TENNESSEE)
COIUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DEBRA A. BULLINGTON, Administrator** for the **Estate of PATRICIA A. BULLINGTON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 01/06/2025

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 01/06/2025

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

AFFIANT

Subscribed and sworn to before me this 1st day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 01/06/2025

