Karen Johnson Davidson County
Batch# 1169330 DEEDQC
08/14/2024 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062295

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 31st day of July, 2024. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Daniel P. Dougharty, Trustee 216 Montchanin Road Old Hickory, Tennessee 37138	SAME	075 09 0 108.00

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Travis Lee Dougharty**, hereby remises, releases and quitclaims all of his right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Daniel P. Dougharty, Trustee of the TLD Bonnavista Trust dated July 31, 2024**, and to his successors in trust, with full power to sell, transfer, mortgage

and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 31st day of July, 2024.

Travis Lee Dougharty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 31st day of July, 2024.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 244 on the Plan of Hermitage Hills, Section II Revised, as of record in Book 2900, page 112, Register's Office for said County.

BEGINNING in the northerly margin of Jacksonian Drive at the corner of Lots 244 and 245, thence westerly with said Drive, 105.19 feet; thence around a curve in a northerly direction 39.27 feet to a point in the southeasterly margin of Bonnavista Drive; thence with the margin of the same, northeasterly 131.63 feet to the corner of Lots 244 and 275; thence with the line between said lots, southeasterly 112.6 feet to the corner of Lots 244 and 245; thence with the line between said lots in a southwesterly direction 103.5 feet to the beginning.

Being the same property conveyed to Travis Lee Dougharty and wife, Margaret B. Dougharty, by deed from Bobbie Joe Spencer, single, of record in Book 6457, Page 266, Register's Office for Davidson County, Tennessee.

Margaret B. Dougharty died on July 25, 2020.

This is improved property known as 3901 Bonnavista Drive, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make 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 7/31/24.

8/14/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

