THIS INSTRUMENT PREPARED BY:
Paul A. Rutherford, Attorney
Brighter Day Law
107 Music City Circle, Ste.200
Nashville, TN 37214
(615)256-6681

Karen Johnson Davidson County
Batch # 1197685 DEEDQC
10/24/2024 01:57:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241024-0082786

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Rachel Michele Giammarella **41 North Hill Street** **Nashville, Tennessee 37210**	**Owner at same address**	**105040166.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Bonnie Meredith Dodge,** for good and valuable consideration incident to a post-divorce settlement, hereby conveys, remises, releases and forever quitclaims unto **Rachel Michele Giammarella,** her entire right, title and interest in and to a certain tract parcel of land, situated at **41 North Hill Street, Nashville, Tennessee 37210**, in Davidson County.

This property is further described as follows, to-wit:

Land in Davidson County, Tennessee, being the East 40 feet of Lots Nos 17, 20 and 21, on the Plan of JOHN TRIMBLES NATIONAL HILL, as shown on plat of record in Book 21, Page 103, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said parts of said Lots front 40 feet on the South side of North Hill Street and run back between parallel lines along the West margin of an alley 150 feet to the line of Lot 21 and 24.

Being the same property conveyed to Bonnie Meredith Dodge, unmarried and Rachel Michele Giammarella, unmarried, as tenants in common, Grantee, from Bonnie Meredith Dodge by Quitclaim Deed, dated June 10, 2021. The same was recorded on June 15, 2021, Batch #656915, in Register's Office for Davidson County, Tennessee.

This is improved property known as **41 North Hill Street, Nashville, Tennessee 37210**

WITNESS my hand on this 21 day of October, 2024.

BONNIE MEREDITH DODGE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BONNIE MEREDITH DODGE,** with whom I am personally acquainted and who acknowledged to me that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 21 day of October, 2024.

NOTARY PUBLIC

My commission expires: 05/03/2027

SHERIDAN CLYDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-), and is incident to a post-divorce settlement.

Affiant

Sworn to and subscribed before me this 24th day of October, 2024.

Marsha Camp
NOTARY PUBLIC

My commission expires: 5-8-28

MARSHA CAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028