Karen Johnson Davidson County
Batch # 1202616 DEEDQC
11/07/2024 11:07:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20241107-0086705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Barbara Stanfill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026 JAD A. DUNCAN

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW

161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James William Sullivan	**SAME**	**101 00 0 159.00**
8572 Sawyer Brown Rd. (NAME)		
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Barbara Stanfill, ("Grantor"),** by these presents do hereby remise, release, quitclaim, and convey all of my right, title and interest, unto **James William Sullivan, ("Grantee"),** his successors and assigns, a certain tract or parcel of land, located in Davidson County, Tennessee, to wit:

Being in the 8th Civil District of Davidson County, Tennessee.

Beginning at a point in the center of River Road and the south west corner of the property owned by Alfred O'Brien et ux; thence North 10 degrees west 194 feet to a point; thence south 77 degrees east 69 feet to a point; thence north 18 ½ degrees West 425 feet; thence north 28 ½ degrees west 75 feet; thence north 48 ½ degrees west 78 feet; thence north 39 degrees west 83 feet; thence north 47 degrees west 189 feet to a gate post in the easterly margin of a 20 foot road, called DeMoss road, and the corner of the old DeMoss and R. V. Williams property; thence with the south line of the said DeMoss and Williams property south 57 degrees west 260 feet more or less to a point; thence in a southeast direction 940 feet to the center of River Road; thence along said road north 76 degrees 44' east 216 feet; thence north 80 degrees east 44 feet to the point of beginning, containing 7 acres more or less.

Being the same property conveyed to E. V. Sullivan, he having since died and wife Bessie Stephens Sullivan by deed from Alfred O'Brien and wife Margaret Virginia O'Brien as of record in book 3369, page 517, R.O.D.C., Tennessee and being part of the same property conveyed to E.V. Sullivan, he having since died, and wife Bessie Stephens Sullivan by deed from Bethel Goad and wife Susie S. Goad as recorded in Book 2041, page 55, R.O.D.C., Tennessee.

Being the same property conveyed to Barbara Stanfill, in fee simple, subject to a life estate retained in the property by Bessie Stephens Sullivan, by Quitclaim Deed dated May 7, 1975, from Bessie Stephens Sullivan, by way of Trustee, R.R. Hedgepath, of record in Book 4911, Page 15, Register's Office of Davidson County, Tennessee.

The said Bessie Stephens Sullivan having died on November 12, 1978, leaving the aforementioned property in fee simple to the said Barbara Stanfill.

Unimproved ( )
This is improved (X) property, known as: **7083 River Road Pike, Nashville, TN 37209.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of October, 2024.

Barbara Stanfill
BARBARA STANFILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Barbara Stanfill** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at office this 28th day of October **2024.**

Notary Public
My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026