This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1202713 DEEDQC
11/07/2024 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086926

State of Tennessee}
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 5 day of November, 2024.

Notary Public

My Commission expires 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Beverly Bodenhamer
P.O. Box 338,
Lynnville, TN 38472

SEND TAX BILLS TO:
Beverly Bodenhamer
P.O. Box 338,
Lynnville, TN 38472

MAP AND PARCEL NUMBER: 05015007700

QUITCLAIM DEED
24NT01203

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Nellie Bodenhamer as specific devisee under the last will and testament of William D. Bodenhamer, deceased.

By these presents do remise, release and **QUITCLAIM** unto

Beverly Bodenhamer

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Parkwood Estates, Section Two, as of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee, as amended by instrument and plat of record in Book 3281, pages 534, 535 and 536, said Register's Office, to which reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to William D. Bodenhamer from Everett Sanson and wife, Ruth Sanson, by Warranty Deed dated 08/26/1975 and recorded 09/02/1975 in Book 4947, page 72, Register's Office of said County.

Being the same property conveyed to Nellie Bodenhamer as specific devisee under the last will and testament of William D. Bodenhamer, probated in the Davidson County probate court, case #07P930.

This is an improved property commonly known as: 3234 Moorewood Dr, Nashville, TN 37207-2451

Wherever 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 5th day of November, 2024.

Nellie Bodenhamer

Nellie Bodenhamer

State of Tennessee }
County of Franklin }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nellie Bodenhamer,** the within named bargainer, 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 official seal at office, this 5th day of November, 2024.

Erin Jocelyn Dame

Notary Public

ERIN JOCELYN DAME
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
My Comm. Expires 5/2/2026

My Commission expires: 05 / 02 / 2026.

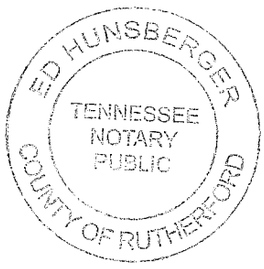
Beverly Bodenhamer
State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Beverly Bodenhamer** the within named bargainer, 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 official seal at office, this 30TH day of OCT, 2024.

Notary Public

My Commission expires: 1/25/26.



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11-5-2024 (date of document).

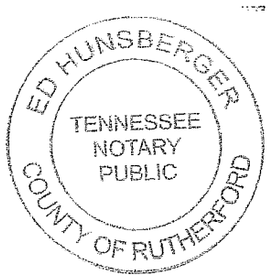
Affiant Signature

11-6-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of November, 2024

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26