Karen Johnson Davidson County Batch # 1213100 DEEDQC 12/06/2024 11:40:56 AM 2 pgs Fees: $12.00 Taxes: $0.00 20241206-0094860	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Joan Hall Bomar Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 2024. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., 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
The Joan Hall Bomar Trust	**Same**	**142-05-0B 012.00**
(NAME) **8300 Sawyer Brown Road, Unit B-304**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Joan Hall Bomar, unmarried,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Joan Hall Bomar, Trustee of the Joan Hall Bomar Trust,** established by **The Declaration of Trust of the Joan Hall Bomar Trust, Dated October 15, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. B-304, together with the carport designated No. B-304-C in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Sections Three, Condominium Apartments, as of record in Book 4675, pages 75, 76 and 77 and amended in Book 4675, page 103, 104 and 105, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH EDWARD GOULDENER AND WIFE, JUDY C. GOULDENER, by deed from ETHEL IRENE WEST AND PEGGY W. BOW, BOTH UNMARRIED, of record in Book 11556, Page 953, dated June 30, 1999, said Register's Office. JOSEPH EDWARD GOULDENER having since died, leaving JUDY C. GOULDENER as surviving tenant by the entirety.

And being the same property conveyed to MICHAEL S. SPROUSE, JASON M. SPROUSE AND JUDY C. GOULDENER, AS TO A LIFE ESTATE, by quitclaim deed from JUDY C. GOULDENER, of record in Instrument No. 20180323-0027390, dated March 14, 2018, said Register's Office; and further conveyed to Judy C. Gouldener, by quitclaim deed from Michael S. Sprouse and Jason M. Sprouse, of record in Instrument Number 20190328-0027936, said Register's Office, as corrected by Scrivener's Affidavit, dated April 2, 2019, of record in Instrument Number 20190405-0030982, said Register's Office.

Further being the same property conveyed to JOAN HALL BOMAR, by Warranty Deed from JUDY C.

GOULDENER dated April 4, 2019, of record in Instrument No. 20190408-0031492, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to:

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Further, all known previous conveyances have been included in said legal description.

Unimproved ( )
This is improved (X) property, known as: **8300 Sawyer Brown Road, Unit B-304, Nashville, Tennessee 37221**

Witness our hands, this the 2nd day of December, 2024.

Joan Hall Bomar
JOAN HALL BOMAR

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 **JOAN HALL BOMAR** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 2nd day of December, **2024.**

My Commission Expires: 3/3/2026

Notary Public

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