Karen Johnson
Batch # 1221164
12/30/2024 09:43:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241230-0100894

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNE COUNTY OF DAV The actual consideration for this transfer is: $0.00. Ellen May Affiant Subscribed and sworn to before me, this 27th day of December, 2024. Notary Public My Commission Expires: May 08, 2028

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 08, 2028 — JOYCE WADE

QUITCLAIM DEED

Address New Owner: The Bishop Family Revocable Trust 203 Rising Sun Terrace Old Hickory, TN 37138	**Send Tax Bills To:** New Owner	**Tax Information:** Map/Parcel: 064-02-0-066.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JAMES L. BISHOP, widower** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **THE BISHOP FAMILY REVOCABLE TRUST, dated December 27th, 2024** (hereinafter collectively referred to as the "Grantee"), and its Beneficiaries, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 235 on the Revised Plan of Brandywine Farms, Section 13, as of record in Book 4660, page 71, in the Register's Office of Davidson County.

Lot No. 235 fronts 150 feet on the easterly side of Rising Sun Terrace and runs back 272.51 feet on the northerly line and 284.78 feet on the southerly line to a line in the rear measuring 150 feet.

Being the same property conveyed to James L. Bishop and wife, Joan Bishop, by Deed from Jack K. Reese and wife, Evelyn T. Reese, of record in Book 5229, page 659, Register's Office of Davidson County. Joan Bishop having since passed on August 8, 2023.

This is improved property known as: 203 Rising Sun Terrace, Old Hickory, Tennessee 37138.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2024.

GRANTOR:

James L. Bishop

JAMES L. BISHOP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Bishop, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of December, 2024.

Notary Public

My Commission Expires: May 08, 2028

