This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1225685 DEEDQC
01/13/2025 10:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250113-0002422

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Molly A. Bond **1204 Schrader Acres Dr. Apt. 102** **Nashville, Tennessee 37208**	**061-01-0-003.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MOLLY A. BOND, TRUSTEE OF THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE LIVING TRUST U/T/A MARCH 3, 2009** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **MOLLY A. BOND** (hereinafter "Grantee"), her heirs, successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, being a part of Lot No 1 on the Plan of the Subdivision of the lands of William Phillips of record in Book 57, Page 21, Register's Office for Davidson County, Tennessee, being more particularly described as follows:
>
> Beginning at a point in the Northerly margin of Maplewood Lane said point begin 343.7 feet from the Northwesterly corner of the intersection of Maplewood Lane with Walton Lane; thence North 6 degrees 25' East 250 feet to a point; thence North 83 degrees 35' West 90 feet to a point; thence South 6 degrees 25' West 250 to a point in the Northerly margin of Maplewood Lane; thence South 83 degrees 35' East 90 feet to the point of beginning.
>
> Being the same property conveyed to THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE LIVING TRUST U/T/A MARCH 3, 2009, by deed from JERRY SHRUM and wife, JOYCE SHRUM, of record in Instrument Number 20180109-0003017 in the Register's Office of Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument Number 20180129-0009106 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 229 Maplewood Trace, Nashville, Davidson County, Tennessee 37207.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 12 day of December, 2024.

GRANTOR:
THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE LIVING TRUST U/T/A MARCH 3, 2009

Molly A. Bond
MOLLY A. BOND, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **MOLLY A. BOND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of DECEMBER, 2024.

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5/23/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Molly A. Bond
Affiant

Subscribed and sworn to before me,
this 12th day of DECEMBER, 2024.

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5/23/27

NSH 3008074.2

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 DECEMBER 12, 2024 (date of document).

Affiant Signature

1.9.25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of January, 2025.

Notary's Signature

My Commission Expires: 11-2-26

