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 4 pgs
Fees: $22.00 Taxes: $0.00
20250113-0002425

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ibbie Trust **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** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **IBBIE TRUST U/T/A DATED DECEMBER 12, 2024** (hereinafter "Grantee"), its 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:

Property known as 641 W. Old Hickory Blvd. Madison, TN 37115, County of Davidson, to-wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 15, 16, 17, and 18 of Block "C" on the plan of Marthonna, not of record, being more particularly described according to a survey made by John B. Kohl, III, dated April 27, 1987, as follows:

Said part of Lot No's 15, 16, 17, and 18 which is a corner lot, fronts 75.7 feet more or less on the southerly margin of Old Hickory Blvd., and fronts 204.4 feet, more or less, on the westerly margin of Marthonna Road, formerly Ezell Road, west, said frontages being joined by a curve having a length of 38.9 feet, and extends back 230.4 feet, more or less, on the westerly line and 100 feet on the southerly line to a point of intersection.

Being the same property conveyed to MOLLY A BOND by deed from MOLLY A. BOND, TRUSTEE OF THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE TRUST U/T/A MARCH 3, 2009, of record in Instrument Number 202501130002424 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 641 W. Old Hickory Blvd., Madison, Davidson County, Tennessee 37115.

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:

Molly A. Bond

MOLLY A. BOND

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.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/27/27

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.

NOTARY PUBLIC
My Commission Expires: 5/27/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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).

JRB
Affiant Signature

1.9.25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Diahann M. Keeton
Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY