Karen Johnson
Batch # 1236053
02/10/2025 03 56 14 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250210-0010065

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 GINNY B. DANT, AFFIANT Subscribed and sworn to before me, this 4th day of February 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GINNY B. DANT, TRUSTEE 213 Haverford Ave., Nashville, TN 37205	New Owner	Map and Parcel No.: 129-04-0-050.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Ginny B. Dant, ("Grantor") do hereby quitclaim, transfer and convey unto Ginny B. Dant, Trustee of the Ginny B. Dant Revocable Trust, created November 1, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 213 Haverford Avenue, Nashville, Tennessee 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Northwesterly part of Lot No. 5 and the Southeasterly part of Lot No. 6 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade of record in Book 547, Page 142, Register's Office for said County, described as follows:

Beginning on the Southwesterly margin of West Meade Drive and at a point 100 feet Northwest of the common corner of Lots Nos. 4 and 5, said point being a corner of the property conveyed to Beazley by deed of record in Book 879, Page 336, said Register's Office; thence with the Southwesterly margin of said drive, Northwesterly 100 feet to an iron pin 155 feet 6 inches Southeast of the Southeasterly margin of Haverford Avenue; thence Southwesterly and parallel with the dividing line between Lot Nos. 4 and 5, 340 feet to the Northeasterly margin of Haverford Avenue; thence with the said Avenue Southeastwardly 130.5 feet to another corner of the Beazley property; thence with said Beazley's Northwesterly line and in a Northeasterly direction 365.6 feet to the point of beginning.

And also conveyed without warranties of title is that portion of the Southwesterly half of West Meade Drive lying adjacent to the above described property closed by Metropolitan Council Bill No. 094-1021.

Being the same property conveyed to Ginny B. Dant from Janet S. Bond and William B. Bond, wife and husband, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20240620-0046244.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 4th day of February 2025.

Ginny B. Dant, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ginny B. Dant**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of February 2025.

Notary Public

My Commission Expires: 11/8/2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028