Karen Johnson
Batch # 1237934
02/18/2025 08 57 20 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250218-0011611

PREPARED BY:

JOSHUA J. PHILLIPS
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
(615) 452-8030

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| Cindy Lynn Bilbrey<br>303 Kent Rd.<br>Nashville, TN 37214 | Same | 09609011800 |

## QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, JAMES C. BILBREY, JR., as Trustee for THE JAMES C. BILBREY, SR., AND JUDY C. BILBREY REVOCABLE LIVING TRUST u/a/d January 16, 2007, does hereby convey and quitclaim unto CYNDY LYNN BILBREY ("Grantee"), its successors, heirs, and assigns, all of Grantor's right, title, and interest in and to the following described real property, to wit:

**Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Donelson Heights of record in Plat Book 1424, page 35, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**Being the same property conveyed to The James C. Bilbrey, Sr. and Judy C. Bilbrey Revocable Living Trust, by Warranty Deed from James C. Bilbrey, Jr. and Cindy W. Bilbrey, husband and wife, of record Instrument number 20110601-0041547, Register's Office for Davidson County, Tennessee, recorded on June 1, 2011.**

**Subject to any and all plats, easements, restrictions, an other matters of record.**

**This is improved property known as 303 Kent Rd., Nashville, TN 37214.**

IN WITNESS WHEREOF, I have hereunto set my signature on this 12th day of February 2025.

JAMES C. BILBREY, JR., as Trustee of
The James C. Bilbrey, Sr. and Judy C. Bilbrey
Revocable Living Trust

STATE OF TENNESSEE )
COUNTY OF SUMNER )

Personally appeared before me, a Notary Public in and for said County and State, JAMES C. BILBREY, JR., with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 12th day of February, 2025.

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/20/2027

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF SUMNER )

For purposes of Tenn. Code Ann. § 67-4-409(a)(4), this transfer is exempt from recordation tax and valuation oath.

Affiant

Sworn to and subscribed before me
this 12th day of February, 2025.

Notary Public

My Commission Expires: 10/20/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY