Karen Johnson Davidson County
Batch# 1237967 DEEDQC
02/18/2025 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250218-0011653

THIS INSTRUMENT PREPARED BY:
VIRGINIA J. CONNELL
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Ste. 1700
Nashville, Tennessee 37201
(615) 341-0070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Pat Walton Denton, Jr., Plaintiff/Husband vs. Alice Williamson Denton, Defendant/Wife in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 23D-811, and that there was no consideration given for the transfer.

Virginia J Connell
Affiant

Subscribed and sworn to before me, this 17th day of February, 2025.

Sharon F Muller
Notary Public

SHARON F. MULLER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

My Commission Expires: 8/19/2025

Address New Owner As Follows:
Alice Williamson Denton
533 Jackson Boulevard
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
130 020 145.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PAT WALTON DENTON, JR.** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **ALICE WILLIAMSON DENTON**

("Grantee") all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

The legal description is the same as in the previous deed of record.

This is improved property known as **533 Jackson Boulevard, Nashville TN 37205.**

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of January, 2025.

GRANTOR:

Pat Walton Denton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAT WALTON DENTON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 14th day of January, 2025.

Notary Public

GERALDINE DISMUKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 10/04/27

My Commission Expires: 10/4/27

Exhibit "A"

Land in Davidson County, Tennessee. being Lot No. 4 on the plan of Windsor Acres, of record in Book 3300, page 60, Register's Office for said County, a resubdivision of a portion of Lot 44-A, Belle Meade No. 2, of record in Book 421, page 51, said Register's Office.

Said Lot No. 4, which is a corner lot, fronts 320.2 feet on the southeasterly margin of Gerald Place, and fronts 278.2 feet on the westerly margin of Jackson Boulevard, said frontage being joined by a curve having a length of 51.6 feet, and extending back 239.3 feet on the southerly line and 169.1 feet on the westerly line to a point of intersection.

Being the same property conveyed to Pat Walton Denton, Jr. and wife, Alice Williamson Denton, by deed from Jeffrey Mobley, Trustee of the CSP Trust dated November 12, 2008, of record as Instrument No. 20140729-0067418, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Virginia J. Connell, 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 January 14, 2025.

Virginia J Connell
Affiant Signature

Date: 2/17/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of February, 2025.

Sharon F Muller
Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

