Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1243858 DEEDQC
03/06/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250306-0016824

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
2025 Delphi Trust
7893 Nolensville Road
Arrington, TN 37014

Send Tax Bills To:
New Owner

Map and Parcel No.
10416019900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **BBK Properties, LLC**, a Tennessee limited liability company, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **2025 Delphi Trust dated March 5, 2025** ("Grantee"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the east half of Lot No. 165 on Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

Said part of lot fronts 50 feet on the southerly side of Linden Avenue West and runs back southwardly between parallel lines and with the westerly margin of an alley, 175 feet to an alley in the rear.

Being the same property conveyed to **BBK Properties, LLC**, a Tennessee limited liability company, by Quitclaim Deed dated December 22, 2009, from **Helen E. B. Krump**, recorded in Instrument No. 20091228-0117104, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1709 Linden Ave., Nashville, TN 37212.**

Helen E. B. Krump and **Helen Elizabeth Buchanan** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 5th day of March 2025.

BBK Properties, LLC
By:
Helen Elizabeth Buchanan, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Helen Elizabeth Buchanan, Member**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March 2025.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of March 2025.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 5, 2025.

Affiant Signature

March 5, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of March 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

