QUITCLAIM DEED

ADAM H JEFFERSON · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

AJ-AOH-QCD-25-3012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to)

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

Karen Johnson
Batch # 1252098
03/25/2025 03 06 21 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250325-0022413

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
James M. Dobbins, Keyanthony Henderson, Sr., and Anissadi M. Henderson	**New Owners**	
(NAME)	(NAME)	
3629 Princeton Ave		**06007004900**
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30337		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES M. DOBBINS, KEYANTHONY HENDERSON, SR., AND ANISSADI M. HENDERSON ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JAMES M. DOBBINS, KEYANTHONY HENDERSON, SR., AND ANISSADI M. HENDERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT

BEING LOT NO 40, ON THE PLAN OF HILLHURST ACRES, SECTION ONE, OF RECORD IN BOOK 2331, PAGES 50 AND 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO JAMES A LYNCH, JR , BY WARRANTY DEED, FROM RAYMOND MATTHEW GEBHARDT, SOLE HEIR OF THE ESTATE OF MARY BARBARA GEBHARDT, OF RECORD IN INSTRUMENT NO 20111020-0081729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THE SAID **JAMES A. LYNCH, JR.** HAVING SINCE DIED INTESTATE ON DECEMBER 30, 2023, THE PROPERTY OF THE SAID **JAMES A. LYNCH, JR.** VESTED IN **JAMES M. DOBBINS, KEYANTHONY HENDERSON, SR., AND ANISSADI M. HENDERSON,** AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN **INSTRUMENT NO. 20250307-0017409** AND **INSTRUMENT NO. 20250307-0017410,** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **3012 Hillhurst Drive, Nashville, TN, 37207**

Witness our hands this the 21 day of March, 2025

JAMES M. DOBBINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **JAMES M. DOBBINS,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 21 day of March, 2025

Notary Public
My Commission Expires 03-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

KEYANTHONY HENDERSON, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **KEYANTHONY HENDERSON, SR.,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 14 day of March, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ANISSADI M. HENDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **ANISSADI M. HENDERSON,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 14 day of March, 2025

Notary Public
My Commission Expires 03-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028