Karen Johnson Davidson County
Batch # 1253267 DEEDQC
03/28/2025 09:16:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250328-0023237

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Karen R. Pulley
Affiant

Subscribed and sworn to before me on this 27 day of March, 2025

Notary Public Judy Baker My Commission Expires: 9/24/26

JUDY BAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
169 Belle Forest Circle. Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map & Parcel:
Karen R. Pulley 213 Bonnabrook Dr. Hermitage, TN 37076	New Owner	074 16 0 069.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Karen R. Pulley, Trustee of the Irrevocable Trust of Lovie Mae Pulley dated October 16, 2019, hereinafter called the Grantor, has bargained and sold, and by these presents does remise, release, and quitclaim unto Karen R. Pulley a 50% interest, Jeffrey Scott Pulley a 25% interest, and Michael Edward Pulley a 25% interest, hereinafter called the Grantee(s), their successors, and assigns, all grantor'(s)' interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 416 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office for said county.

SAID lot No. 416 fronts 78.71 feet on the southerly side of Bonnabrook Drive and extends back 173.16 feet on the westerly line and 146.9 feet on the easterly line to a dead line, measuring 82.95 feet thereon.

Being the same property conveyed to Karen R. Pulley, Trustee of the Irrevocable Trust of Lovie Mae Pulley dated October 16, 2019 from Lovie H. Pulley, a widow, of record in Document # 20191022-0108158, Register's Office for Davidson County, Tennessee. The said Lovie H. Pulley, also known as Lovie Mae Pulley, having died on October 17, 2024.

This is improved property known as: 213 Bonnabrook Dr., Hermitage, TN 37076

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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

WITNESS my hand this 27 day of March, 2025.

Karen R. Pulley

Karen R. Pulley, Trustee of the
Irrevocable Trust of Lovie Mae Pulley
dated October 16, 2019

JUDY BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen R. Pulley, as Trustee of the Irrevocable Trust of Lovie Mae Pulley dated October 16, 2019, with whom I am personally acquainted or proved her identity by satisfactory means, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison (city), Tennessee, this 27 day of March 2025.

Notary Public

My Commission Expires: 6/24/28