This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1262271 DEEDQC
04/21/2025 10:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250421-0029906

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Molly A. Bond **1204 Schrader Acres Dr. Apt. 102** **Nashville, Tennessee 37208**	**021-00-0-055.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MOLLY A. BOND, TRUSTEE OF THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE LIVING TRUST, DATED MARCH 3, 2009** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **MOLLY A. BOND** (hereinafter "Grantee"), her heirs, successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described in the property description attached hereto as **Exhibit A.**

This is improved property known as 6537 Clarksville Pike, Joelton, Davidson County, Tennessee 37080.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 12th day of December, 2024.

GRANTOR:
THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE LIVING TRUST, DATED MARCH 3, 2009

Molly A. Bond
MOLLY A. BOND, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **MOLLY A. BOND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 2024.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Molly A. Bond
Affiant

Subscribed and sworn to before me,
this 12th day of December, 2024.

NOTARY PUBLIC
My Commission Expires: 5/23/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NSH 3008766.2

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, and being described as follows: Beginning at an iron pin in the southerly margin of Clarksville Pike, the most northwest corner of this tract, and being a corner of Edward McMahon; thence with the southerly margin of said Clarksville Pike south 69 degrees 36' east 198.22 feet and south 72 degrees 27' east 188.66 feet to an iron pin in the southerly margin of said Clarksville Pike; thence leaving said Clarksville Pike south 7 degrees 25' west 1093.03 feet to an iron pin on the easterly bank of a branch, with a 24-inch white oak pointer; thence with the easterly bank of said branch north 14 degrees 28' west 279.45 feet to a 14-inch white oak and north 12 degrees 56' west 231.00 feet to an iron pin on the easterly bank of said branch; thence cross said branch north 33 degrees 41' west 160.42 feet to an iron pin in a stump on the westerly bank of said branch, a corner to said Edward McMahon; thence, with the line of said Edward McMahon for the next four calls as follows: north 3 degrees 08' east 198.00 feet to a point in a drain, north 8 degrees 48' east 132.00 feet to a drain, north 20 degrees 33' west 132.00 feet, and north 0 degrees 28' east 128.94 feet to the beginning, containing 5.58 acres, more or less.

Being the same property conveyed to Johnnie Bond, Jr., and wife, Molly Ann Bond, by deed from Lemon Kirby of record in Book 5638, page 794 in the Register's Office of Davidson County.

Being the same property conveyed to THE JOHNNIE C. BOND, JR. AND MOLLY A. BOND REVOCABLE LIVING TRUST, DATED MARCH 3, 2009, JOHNNIE C. BOND, JR. OR MOLLY A. BOND, TRUSTEES, by deed from JOHNNIE C. BOND and MOLLY (ANN) A. BOND, of record in Instrument Number 20090305-0019793 in the Register's Office of Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 DECEMBER 12, 2024 (date of document).

Affiant Signature

1.9.25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of January, 2025.

Notary's Signature

My Commission Expires: 11-2-26

