Karen Johnson
Batch # 1265623
04/29/2025 10 34 47 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250429-0032876

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Heidi Kilimanjaro-Davis
1613 Glenridge Drive
Nashville, TN 37221

Send Tax Bill to:
Owner

Map-Parcel Numbers:
142-13A-145

State of Tenne
County of Wil

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2024.

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Notary Public

My Commission Expires:
12/16/25

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Larry D. Davis, Sr.** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Heidi Kilimanjaro-Davis** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1613 Glenridge Drive, Nashville, TN 37221.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of March, 2024.

Larry D. Davis, Sr.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

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 **Larry D. Davis, Sr.**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2024.

My commission expires: 12/16/25

Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Riverside, Phase 2, a Planned Unit Development, as of record in Book 7900, Page 656, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Together with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants

Being the same property conveyed to Heidi Kilimanjaro-Davis, married by Warranty Deed from Rochford Realty and Construction, Co. Inc., dated June 24, 1997, of record in Book 10507, page 117, said Register's Office for Davidson County, Tennessee.