New Owners:
Helen Waller
108 Country Club Drive
Hendersonville, Tennessee 37075

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
109 North Castle Heights Avenue
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
New Owner

PREPARED FROM INFORMATION SUPPLIED BY PARTIES; NO TITLE SEARCH PERFORMED OR REQUESTED; NO TAX ADVICE GIVEN

Map & Parcel: 096 06 0154.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1265904 DEEDQC
04/30/2025 09:50:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250430-0033231

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **JUDY BALLARD, FRANK DONNELL, JR., KAYLEE DONNELL, JESSICA DONNELL, and MICHAEL DONNELL**, have each this day bargained and sold and hereby do quitclaim and convey unto **HELEN WALLER**, her heirs, successors and assigns, forever, all of each of our interests in the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

> BEING Lot No. 67 on the Plan of Cloverhill, Section 2, of record in Plat Book 2133, page 46, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed unto Mary Lousie Donnell by that deed from Nancy Williams, dated October 10, 1979, of record in Book 5512, Page 845, Register's Office for Davidson County, Tennessee. Mary Louise Donnell (aka Mary Louise Wilson) died October 19, 2022, intestate, with no spouse surviving, survived by the following heirs at law: her daughter, Judy Ballard; her daughter, Helen Waller; her grandchildren, Frank Donnell, Jr., Kaylee Donell, and Jessica Donnell, the three (3) children and issue of her predeceased son, Frank Donnell, Sr., who died August 17, 2022; and her grandson, Michael Donnell, the son and sole issue of her predeceased daughter, Teresa Jackson, who died October 22, 1989. Reference that Affidavit of Inheritance of record as Instrument No. 20250422-0030663, Register's Office for Davidson County, Tennessee.

This is the improved property located at 2916 Ironwood Drive, Nashville, Tennessee 37214.

WITNESS MY SIGNATURE hereto this 31st day of March 2025

[signatures on next five (5) pages]

JUDY BALLARD

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUDY BALLARD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31 day of March, 2025.

NOTARY PUBLIC

My commission expires: 10-4-2027

GINGER L. ECTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

FRANK DONNELL, JR. 3rd

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FRANK DONNELL, JR.**, 3rd 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 at office this 23 day of March, 2025.

Ginger L Ecton
NOTARY PUBLIC

My commission expires: 10-4-27

GINGER L. ECTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Lisa KAYLEE DONNELL

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KAYLEE DONNELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of March, 2025.

NOTARY PUBLIC

My commission expires: 10-4-27

GINGER L. ECTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

JESSICA DONNELL

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JESSICA DONNELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of March, 2025.

NOTARY PUBLIC

My commission expires: 10-4-27

GINGER L. ECTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Michael D. Donnell

MICHAEL DONNELL

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL DONNELL**, 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 at office this 31 day of March, 2025.

Ginger Lee Eaton

NOTARY PUBLIC

GINGER LEE EATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

My commission expires: 10-4-2027

****

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

AFFIANT

Sworn to and subscribed to before me this 24th day of ~~March~~ April 2025.

Debra L. Dish

NOTARY PUBLIC

My commission expires: 8/22/28

DEBRA L. DISHMON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 22, 2028