Karen Johnson
Batch # 1270989
05/09/2025 08:47:51 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250509-0036370

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PLACE, STE 203
SMYRNA, TN 37167

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

NEIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PLACE, STE. 203, SMYRNA, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carlis Bryan and Ronda Bryant 1212 Bubbling Well Rd. Madison, TN 37115	**SAME**	**04316013400**

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

JENNIER MARIE TOMLIN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

CARLIS BRYANT AND RONDA BRYANT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 74 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Carlis Bryant and Ronda Bryant, husband and wife and Jennifer Marie Tomlin, Married by Quit Claim Deed from Jennifer Marie Tomlin, married, dated February 11, 2010, recorded March 2, 2010, in Instrument Number 20100302-0015866, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is improved (X) property known as 1212 Bubbling Well Road, Madison, TN 37115

Witness my hand this 5th day of May, 2025.

JENNIFER MARIE TOMLIN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JENNIFER MARIE TOMLIN the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 5th day of May, 2025

Commission Expires:_____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025