Karen Johnson Davidson County
Batch# 1273400 DEEDQC
05/15/2025 06:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250515-0038106

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS, PLC (JAT)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

# TRUSTEE'S QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Patricia Ann Morrison-Bolian<br>6002 Hickory Valley Road<br>Nashville, TN 37205<br><br>Patricia Ann Morrison-Bolian, TTEE<br>6002 Hickory Valley Road<br>Nashville, TN 37205 | Patricia Ann Morrison-Bolian<br>6002 Hickory Valley Road<br>Nashville, TN 37205 | 103-13-0-004.00 |

GEORGE C. BOLIAN died on February 8, 2025. Pursuant to the terms of the BOLIAN COMMUNITY PROPERTY TRUST, under agreement dated May 12, 2022, upon the death of first Grantor to die, the assets of the community property trust shall be distributed in equal shares to the GEORGE C. BOLIAN REVOCABLE TRUST and the PATRICIA ANN MORRISON-BOLIAN REVOCABLE TRUST. Pursuant to the terms of the GEORGE C. BOLIAN REVOCABLE TRUST, under agreement dated July 24, 2018, upon the death of GEORGE C. BOLIAN, the assets of the George C. Bolian Revocable Trust shall be distributed outright to PATRICIA ANN MORRISON-BOLIAN, individually.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA ANN MORRISON-BOLIAN, as Trustee of the BOLIAN COMMUNITY PROPERTY TRUST and as Trustee of the GEORGE C. BOLIAN REVOCABLE TRUST (the "Grantors"), hereby quitclaims and conveys to PATRICIA ANN MORRISON-BOLIAN, individually, and PATRICIA ANN MORRISON-BOLIAN, as Trustee of the PATRICIA ANN MORRISON-BOLIAN REVOCABLE TRUST, as tenants in common (the "Grantees"), their successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantors' right, title and interest in and to the property described on Exhibit A hereof.

This property is known as 6002 Hickory Valley Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12 day of MAY, 2025.

**THE BOLIAN COMMUNITY PROPERTY TRUST**

PATRICIA ANN MORRISON-BOLIAN,
Trustee

**THE GEORGE C. BOLIAN REVOCABLE TRUST**

PATRICIA ANN MORRISON-BOLIAN,
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, PATRICIA ANN MORRISON-BOLIAN, 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, at office, as of this 12 day of May, 2025.

Joseph Raney
Notary Public
My Commission Expires: 03/09/2027

JOSEPH RANEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 14 day of May, 2025.




Notary Public
My Commission Expires: 01/24/2028



46671209

202505150038106

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County.

Said Lot No. 61 fronts 207.07 feet on the northerly side Hickory Valley Road (formerly Hillwood Drive) and runs back between lines 300 feet to a dead line, measuring 140 feet thereon.

Being the same property conveyed by George C. Bolian and wife, Patricia Ann Morrison-Bolian, by Quitclaim Deed of record to George C. Bolian and Patricia Ann Morrison-Bolian, as Co-Trustees of the Bolian Community Property Trust, of record in Instrument No.20220609-0065955, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Adam Harrer, 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 May 12, 2025 (date of document).

Affiant Signature

05/14/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of May, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

202505150038106