Karen Johnson Davidson County
Batch# 1278135 DEEDQC
05/27/2025 02:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250527-0041432

THIS DOCUMENT PREPARED BY

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE

Affiant

Subscribed and sworn to before me, this ~~signingdate~~ 7th day of May, 2025.

Notary Public

My Commission Expires:

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Patrick Killian and Madeleine Polk, as tenants by the entirety 2510 Ashwood Avenue Nashville, Tennessee 37212	SAME	104 15 0 039.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Madeleine Polk**, hereinafter called the Grantor, has quitclaimed, and by these presents does transfer, convey, release and quitclaim unto **Patrick Killian and wife, Madeleine Polk, as tenants by the entirety**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

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

WITNESS my hand this ~~signingdate~~ 7th day of May, 2025.

Madeleine Polk

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madeleine Polk, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ~~signingdate~~ 7th day of May, 2025.

Notary Public

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 70 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, in the Register's Office for Davidson County, Tennessee.

Said Easterly one-half of said Lot No. 70 Fronts 50 Feet along the Northerly Margin of Ashwood Avenue (Formerly West Ashwood Avenue), and extends back between Parallel Lines (Between the Westerly one-half of said Lot No. 70 and Lot No. 69) A Distance of 160.5 Feet to the Rear Line, or South Line, of Lot No. 91.

Being the same property conveyed to Madeleine Polk by deed from William H. Polk, unmarried, of record in Instrument No. 20210303-0027382 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of Sunset Park Subdivision, as recorded in Plat Book 332, Page(s) 132.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20120713-0061849.

Joint Driveway Agreement as set forth in instrument recorded in Book 10803, Page 541.

This is improved property known as 2510 Ashwood Avenue, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 7, 2025.

May 27, 2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of May, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper):

