Prepared By: [illegible] 905 Kalvista Ct. Antioch, TN 37013

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jynette Bonds 5014 Suter Ct Nashville, TN 37211	Jynette Bonds 5014 Suter Ct Nashville, TN 37211	14706021500

Karen Johnson Davidson County
Batch # 1281544 DEEDQC
06/04/2025 04:28:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250604-0044067

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 2 day of June, 2025 , by and between Joshua Riordan *("Grantor")* and Jynette Bonds *("Grantees")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollars ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 5014 Suter Ct, Nashville, TN 37211:

LAND IN DAVIDSON COUNTY, TENNESSEE: Being Lot No. 270 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Registers office for Davidson County, Tennessee.

Being the same property conveyed to George Brandt and Eric Sox, ½ undivided interest each by deed from Shpiro & Ingle LLP, a substitute Trustee, of record in Instrument No. 20170228-0019810, Register's Office for Davidson County, Tennessee, dated February 16, 2007, and Recorded on February 28, 2017.

Being the same property conveyed to Jynette Bonds and Joshua Riordan on the 20th day of November, 2017 from George Brandt and Eric Sox, married men, of record in Instrument No. 20171122-0119973 in the Register's Office of Davidson County, Tennessee on November 20, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assume; (2) All restrictions of record; (3) All easements of records; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The above-described property is improved property known as: 5014 Suter Ct, Nashville 37211.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Joshua Riordan

STATE OF TENNESSEE }
}
}

COUNTY OF DAVIDSON

Before me, Stephen Eckhold, of the State and County aforesaid, personally appeared Joshua Riordan with whom I am personally acquainted, and who, upon oath, acknowledged the that he, executed the foregoing instrument for the purpose therein contained, by signing the his name.

WITNESS my hand and seal, this 2 day of June, 2025.

Notary Public

My Commission Expires: 9-5-2028

STEPHEN EMERSON ECKHOLD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Affiant/Grantee

Subscribed and sworn to before me this 2 day of June, 2025.

Notary Public

My Commission Expires: 9-5-2028

STEPHEN EMERSON ECKHOLD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY