QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Ronnell Bryant
Affiant

Subscribed and sworn to me on June 5th, 2025

NOTARY PUBLIC

My Commission Expires 9/8/25

BROOKE SOBO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
April Bryant 103 Barry Drive Maidson, TN 37115	Same as New Owner	051 12 0 011.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith, and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Ronnell Bryant, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim April Bryant, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

BEING LOT NO 40, ON THE PLAN OF MORNINGSIDE HEIGHTS, SECTION 1, as shown by plat of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed as tenants in common with rights of survivorship to Raymond Hewitt a sixty percent undivided interest and Ronnell Bryant a 40% undivided interest, by Deed from Raymond Hewitt, dated August 10, 2016, and recorded on August 12, 2016, of record in Instrument No 20160812-0084190, Register's Office for Davidson County, Tennessee Raymond Hewitt has since died, leaving Ronnell Bryant as the sole surviving tenant and owner.

This is improved property known as 103 Barry Drive, Nashville, TN 37115.

Karen Johnson
Batch # 1281927
06/06/2025 09 22 29 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250606-0044576

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on June 5th, 2025

Ronnell Bryant

Ronnell Bryant

STATE OF Tennessee

COUNTY OF Davidson

On June 5, 2025, before me personally appeared **Ronnell Bryant**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on June 5th, 2025

NOTARY PUBLIC

My Commission Expires 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025