Karen Johnson Davidson County Batch # 1284385 DEEDQC 06/13/2025 02:28:10 PM 2 pgs Fees: $12.00 Taxes: $0.00 20250613-0046332	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- x Elizabeth Louise Fondaw Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May 2026. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ELIZABETH LOUISE FONDAW REVOCABLE LIVING TRUST	**SAME**	**Map 119-13** **Parcel 67**
(NAME) **7753 Dice Lampley Road**	(NAME)	
(ADDRESS) **Fairview, TN 37062**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Elizabeth Louise Fondaw, a widowed person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **ELIZABETH LOUISE FONDAW, Trustee of THE ELIZABETH LOUISE FONDAW REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE ELIZABETH LOUISE FONDAW REVOCABLE LIVING TRUST, Dated May 28, 2025,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, TN, being Lot No. 77 on the Plan of H.G. McNabb Subdivision, of record in Book 1130, Page 64, Register's Office for said County.

SAID Lot No.77 which is a corner Lot, fronts 64.8 feet on the westerly margin of Louise Drive and fronts 189.5 feet on the northerly margin of Morton Street, said frontages being joined by a curve having a length of 31.6 feet, and extends back 85 feet on the westerly line and 190.61 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Hershell Bridges and wife, Della Mae Bridges by deed from Jennifer Ellen Bryant Eleam, of record in Book 4823 page 658, Register's Office for Davidson County, Tennessee, the said Hershell Bridges having since died on August 31, 1997, and wife, Della Mae Bridges, having since died on July 25, 2004.

BEING the same property conveyed to Elizabeth Louise Fondaw, Robert Howard Bridges, and Betty Jane Bridges Callis by Executrix Quitclaim Deed, Instrument No. 20060726- 0090376 of record in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elizabeth Louise Fondaw and Edward D. Fondaw, husband and wife, from Robert Howard Bridges and Deborah Bridges, spouse, by Quitclaim Deed dated December 8, 2006, of record in Instrument No. 20070213-0018461, in the Register's Office of Davidson County, Tennessee. The said Edward D. Fondaw having predeceased Elizabeth Louise Fondaw, leaving her as sole Tenant by the Entirety.

This conveyance is subject to previous taxes of subsequent years, easements and restrictive covenants of record. Previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **3009 Louise Drive, Nashville, TN 37211.**

Witness our hands, this the 28th day of May, 2025.

Elizabeth Louise Fondaw
Elizabeth Louise Fondaw

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 **Elizabeth Louise Fondaw** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 28th day of May, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026