Karen Johnson
Batch # 1289038
06/24/2025 08 23 03 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250624-0049347

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Bryan Isbell 309 Willow Bough Ln. Old Hickory, TN 37138	NEW OWNER	074-08-0117 00

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 legal sufficiency of which are hereby irrevocably acknowledged, **Bryan Isbell, Executor of the Estate of Wanda Joy Isbell** "the Grantor," conveys and quitclaims unto **Bryan Isbell** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee.

Being Lot No. 645 on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300 at page 62 & 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Relph D. Isbell and wife, Wanda J Isbell, by Warranty Deed from Timothy A. Schock and wife, Cindi A. Schock, on November 30, 1985, and recorded on December 4, 1985, in Book 6725, Page 720.

The said Ralph D. Isbell died on or about April 29, 2001, leaving Wanda J. Isbell as the surviving tenant by the entirety

The said Wanda J Isbell, also known as Wanda Joy Isbell, died on or about August 13, 2024. Probate filed as Case No. 24P1807 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 10 day of June, 2025

Estate of Wanda Joy Isbell

(SEAL)

Bryan Isbell, Executor

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Bryan Isbell, Executor of the Estate of Wanda Joy Isbell, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and official seal this 10 day of June, 2025

Notary Public
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**

(Affiant)

Notary Public

My commission expires. 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER