Karen Johnson Davidson County
Batch # 1297827 DEEDQC
07/15/2025 10 51 08 AM 3 pgs
Fees $17 00 Taxes $0 00
20250715-0055717

This instrument prepared by
Lesa H Skoney
Tune, Entrekin & White, P C
500 11th Avenue North, Suite 600
Nashville, TN 37203
(615) 244-2770

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Sara Hurst and Ben Dodd 1903 Sweetbriar Avenue Nashville, TN 37212	Same	117-04-0-051.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0).

Ben Dodd
AFFIANT

Subscribed and sworn to before me this 14th day of July, 2025.

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, SARA HURST and BEN DODD (a/k/a John B. Dodd), Grantors, do hereby transfer and convey unto SARA HURST and BEN DODD (a/k/a John B. Dodd), as joint tenants with rights of survivorship, Grantees, all of our right, title and interest in and to certain property in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 252 and the westerly 30 feet of Lot No. 253 on the plan of Belmont Land Company's Subdivision called "Belmont Heights", of record in Book 421, page 34, Register's Office for said County.

SAID parts of Lots Nos. 252 and 253 front together 80 feet on the southerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley

BEING the same property conveyed to Sara Hurst and Ben Dodd by deed from C. E. Stephenson and James P. Conrad, in Book 6013, page 218, Register's Office for Davidson County, Tennessee.

This is improved property known as 1903 Sweetbriar Avenue, Nashville, TN 37212

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 14th day of July, 2025.

GRANTORS:

SARA HURST

BEN DODD

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 SARA HURST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2025.

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

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 BEN DODD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2025

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov 3, 2025