Karen Johnson Davidson County
Batch# 1305065 DEEDQC
08/01/2025 01:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250801-0061214

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01/1/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Peggy W. Bond
Affiant

Subscribed and sworn to before me, this 31st day of July, 2025.

Notary Public
My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Thomas A. Bond, Peggy W. Bond, and Emily B. Leaman, Trustees 1846 Laurel Ridge Drive Nashville, TN 37215	SAME	145 06 0 031.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Thomas A. Bond, Jr. and wife, Peggy Wilburn Bond**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Thomas A. Bond, Peggy W. Bond, and Emily B. Leaman, Trustees of the Thomas & Peggy Bond Living Trust, established by the Revocable Trust Agreement of Thomas A. Bond and Peggy W. Bond dated July 31, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 31st day of July, 2025.

Thomas A. Bond

Peggy W. Bond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Bond and Peggy W. Bond, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2025.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2028

Notary Public

EXHIBIT A

Legal Description

Being Lot No. 32 on the plan of Laurel Ridge, Section 3, as of record in Book 3600, Page 9, Register's Office for said County.

Said Lot No. 32 fronts 158.9 feet on the westerly side of Laurel Ridge Drive and extends back 307.7 feet on the northerly line and 300 feet on the southerly line, to a broken dead line, measuring 242.5 feet thereon, and containing 1.40 acres, more or less.

Being the same property conveyed to Thomas A. Bond, Jr. and wife, Peggy Wilburn Bond, by deed from Thomas A. Bond, Jr. and Rosann B. Nunnelly, Co-Executors of the Estate of Rosemary Gareis Bond, of record as Instrument No. 20061019-0129923, Register's Office for Davidson County, Tennessee.

This is improved property known as 1846 Laurel Ridge Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 31, 2025.

08/01/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

