Karen Johnson Davidson County
Batch # 1305107 DEEDQC
08/01/2025 02:28:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250801-0061276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Patricia M. Bolden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2025.

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-26

Notary Public
MY COMMISSION EXPIRES 3/5/2026
(AFFIX SEAL)

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 PATRICIA MICHELLE BOLDEN REVOCABLE LIVING TRUST	**SAME**	**114 7 A-45 CO**
(NAME) **2010 Traemoor Village Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Patricia M. Bolden, an unmarried woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Patricia Michelle Bolden, Trustee of THE PATRICIA MICHELLE BOLDEN REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE PATRICIA MICHELLE BOLDEN REVOCABLE LIVING TRUST, Dated July 30, 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, Tennessee, being Lot No. 45 of the Townhouses of Traemoor Villages as shown on "Exhibit A-l to the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Town homes of Traemoor Village of record in Instrument No. 20080808-0081934, Registers Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp. Inc. A Tennessee Corporation by deed dated 7/06 from Louis McRedmond Investment Group, L.P. A Tennessee Limited Partnership of record in Instrument No. 20060711-0083332 Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Tommy H. Bolden and Patricia M. Bolden by Warranty Deed on May 29, 2009 from Beazer Homes, Corps, of record as Instrument 20090603-0051310 in the Register's Office of Davidson County, Tennessee. This property being part of a divorce decree settlement in the Circuit Court of Davidson County under docket number 23D-1151 between Tommy H. Bolden and Patricia M. Bolden.

Further being the same property conveyed to Patricia M. Bolden, from Tommy H. Bolden, by Quitclaim Deed dated November 16, 2023, and recorded on November 17, 2023, of record in Instrument No.

20231117-0089683, Register's Office for Davidson County, Tennessee.

The previous conveyance included for reference.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Unimproved ( )
This is improved (X) property, known as: **2010 Traemoor Village Drive, Nashville, TN 37209.**

Witness our hands, this the 30th day of July, 2025.

Patricia M. Bolden
Patricia M. Bolden

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 **Patricia M. Bolden,** 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 30th day of July, **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