This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1307345 DEEDQC
08/11/2025 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250811-0063688

State of TN
County of DAVIDSON

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

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 11TH day of August 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Bryan J Bankhead Family Trust 879500
P.O. Box 3371,
Little Rock, AR 72203

SEND TAX BILLS TO:
Bryan J Bankhead Family Trust 879500
PO Box 3371
Little Rock AR 72203

MAP AND PARCEL NUMBER: 10305005800

QUITCLAIM DEED

25NT00264

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Bryan James Bankhead, as sole owner

By these presents do remise, release and **QUITCLAIM** unto

Bryan J Bankhead Family Trust 879500

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Hillwood Park of record in Book 3300, pages 27 & 28, Register's Office for said County more particularly described as follows:

Lot No. 22 fronts 366.06 feet on the westerly margin of Lea Wood Circle and extends back between lines 176.3 feet on the northerly lane and 232.1 feet on the southerly line to a dead line in the rear on which measures 149.5 feet.

Being the same property conveyed to Bryan James Bankhead, as sole owner, by Executor's Quitclaim Deed dated 01/30/2023 and recorded 02/28/2023 in Instrument No. 20230228-0014070, Register's Office of said County.

Being the same property conveyed from Edward L. Jennings and wife, Aileen O. Jennings to Augustus Bankhead by Warranty Deed dated June 2, 1993 and recorded June 2, 1993, of record in Book 8968, page 371, of Register's Office for Davidson County, Tennessee. The said Augustus Bankhead died on September 06, 2022. See Probate Case #22P1903.

This is an improved property commonly known as: 177 Lelawood Circle, Nashville, TN 37209

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

06/18/2025 12:01 PM CDT

Witness our hands this _____ day of _____, _____.

Bryan James Bankhead DIGITALLY SIGNED

_____

Bryan James Bankhead

State of TN, Davidson
County of _____

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Bryan James Bankhead**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

06/18/2025 12:14 PM CDT

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED

_____

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Bryan J. Bankhead Family Trust 879500 Bryan James Bankhead, as Trustee

_____

DIGITALLY SIGNED 06/18/2025 12:08 PM CDT

Bryan J Bankhead Family Trust 879500 by Bryan James Bankhead, as Trustee

State of TN, Davidson
County of _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Bryan James Bankhead**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee** (or other officer authorized to execute the instrument) of **Bryan J Bankhead Family Trust 879500**, the within named bargainor, a **Trust**, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Trust** as **Trustee** (or other authorized officer).

06/18/2025 12:14 PM CDT

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED

_____

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

2TNT00264

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4/18/25 (date of document).

Affiant Signature

8/4/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of AUGUST, 25

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26