Karen Johnson Davidson County
Batch# 1310323 DEEDQC
08/15/2025 08:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250815-0065025

Subject & Property Address: 6432 Brownlee Drive, Nashville, Tennessee 37205

Map & Parcel: 11506011000

New Owner & Address:
Bonnie Jean Baria
6432 Brownlee Drive
Nashville, TN, 37205

Send Tax Bill to:
Bonnie Jean Baria
6432 Brownlee Drive
Nashville, TN, 37205

This instrument was prepared by: **Kayla Redmon**, Attorney at Law
109 Jennings Street, Franklin, TN 37064
(615) 790-0982

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on June 17, 2025, Davidson County Fourth Circuit Court, Case Number 24D-361, and for good and valuable consideration, and no monetary consideration, I, **Billy Don Hall, Jr., a single person**, hereby quitclaim and convey to **Bonnie Jean Baria, a single person,** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of West Meade Estates, Section One of record in Book 2663, page 110, Register's Office for said County.

Said Lot No. 44, which is a corner lot, fronts 145.26 feet on the northerly margin of Brownlee Drive and fronts 188.16 feet on the broken easterly margin of Clematis Drive, said frontages being joined by a curve having a length of 37.39 feet, and extends back 262.4 feet on the easterly line and 242.2 feet on the northerly line to a point of intersection.

Being the same property conveyed to Billy D. Hall, Jr. and spouse, Bonnie B. Hall by Warranty Deed from Paul S. Redelheim and wife, Carol H. Redelheim, dated September 9, 2010 and recorded on September 16, 2010, of record in Instrument No. 20100916-0073602

This conveyance is made subject to any and all restrictions and easements of record.

This property is improved property known as 6432 Brownlee Drive, Nashville, 37205.

IN WITNESS WHEREOF I have hereunto set my hand this 26 day of June, 2025.

Billy Don Hall Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Billy Don Hall Jr.** 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 foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand this 26 day of June, 2025.

NOTARY PUBLIC

8/26/2028
My Commission Expires

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 229796 MARLA B. OSHINSKY Commission Expires Aug. 26, 2028 MADISON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Billy Don Hall Jr., Affiant

Sworn to and subscribed before me this 26 day of June, 2025.

NOTARY PUBLIC

8/26/2028
My Commission Expires

The actual consideration or value, whichever is greater, is $0.

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 229796 MARLA B. OSHINSKY Commission Expires Aug. 26, 2028 MADISON COUNTY

Tennessee Certification of Electronic Document

I, Lisa Noble, 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 8.4.2025 (date of document).

Lisa Noble
Affiant Signature

8.14.2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14 day of August, 2025.

Destinee Gallagher
Notary's Signature

MY COMMISSION EXPIRES: 4/12/27

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Destinee Gallagher, Notary Public
Allegheny County
My Commission Expires April 12, 2027
Commission Number 1433508

Certificate of Authenticity

I, Lisa Noble, 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 8/14/2025.

Date

Lisa Noble

Affiant Signature

8/14/2025

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 14 day of August, 2025.

Destinee Gallagher

Notary's Signature

My Commission Expires: 4/12/27

Date

Notary's Seal (if on paper)

Commonwealth Of Pennsylvania - Notary Seal
Destinee Gallagher, Notary Public
Allegheny County
My Commission Expires April 12, 2027
Commission Number 1433508

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of West Meade Estates, Section One of record in Book 2663, page 110, Register's Office for said County.

Said Lot No. 44, which is a corner lot, fronts 145.26 feet on the northerly margin of Brownlee Drive and fronts 188.16 feet on the broken easterly margin of Clematis Drive, said frontages being joined by a curve having a length of 37.39 feet, and extends back 262.4 feet on the easterly line and 242.4 feet on the northerly line to a point of intersection.

Being the same property as conveyed from Paul S. Redelheim and wife, Carol H. Redelheim, formerly known as Carol Baringer to Billy D. Hall, Jr. and spouse, Bonnie B. Hall as set forth in Deed Instrument #20100916-0073602 dated 09/09/2010, recorded 09/16/2010, DAVIDSON County, TENNESSEE.

Parcel ID: 115-06-0-110-00