AFTER RECORDING RETURN TO:
Irisa C. Bumbulis
3237 Priest Woods Dr
Donelson, TN 37214
File No. BUM3530

This document prepared by:
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Clarence, NY 14031
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Karen Johnson Davidson County
Batch # 1319911 DEEDQC
09/08/2025 12:53:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250908-0071608

Tax ID No.: 10816005100

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 4 day of August, 2025, by and between **Irisa C. Bumbulis, an unmarried woman, as to her 50% interest,** residing at 3237 Priest Woods Dr, Donelson, TN 37214, hereinafter referred to as Grantor(s) and **Irisa C. Bumbulis, as Trustee of The Irisa C. Bumbulis Revocable Living Trust, as to an undivided 50% interest,** residing at 3237 Priest Woods Dr, Donelson, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3237 Priest Woods Dr, Donelson, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/06/2020 under Instrument No. 20200406-0036199 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

X _____
Irisa C. Bumbulis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Irisa C. Bumbulis** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County this 4th day of August, 2025.

_____
Notary Public

My Commission expires: March 08, 2028

DIXIE J MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Irisa C Bumbulis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 4 day of August, 2025.

Notary Public
My Commission Expires: March 08, 2028

DIXIE J MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Name and address for person(s) responsible for taxes:

Irisa C. Bumbulis
3237 Priest Woods Dr
Donelson, TN 37214

Name and address of property owner:

Irisa C. Bumbulis
3237 Priest Woods Dr
Donelson, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

Being LOT No. 30A, Zone Lot Division Lots 24 and 25 of Section Two Revision of Lots 24 and 25 and Lot 30 of Section 2 on the Plan of Lakeview Hills Subdivision of record in Plat Book 5800, Page 137 and amended in Book 5200, Page 754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 30-A fronts 39.10 feet on the southerly margin of Priest Wood Drive and extends back 180.78 feet on the easterly line and 145.41 feet on the broken westerly line to a dead line in the rear, measuring 36.87 feet thereon together with as an appurtenance hereto that certain driveway easement as shown on said plan.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Parcel ID Number: 10816005100

Property commonly known as: 3237 Priest Woods Dr, Donelson, TN 37214