PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

QUITCLAIM DEED

Karen Johnson
Batch # 1326239
09/24/2025 10 23 37 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20250924-0076165

TENNESSEE NOTARY PUBLIC
My Comm Exp August 19, 2029
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Galo Robles	Galo Robles	
(NAME)	(NAME)	
2008 Graceland Drive	2008 Graceland Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No. 20251449

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Melissa Bodnar , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Galo Robles, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No 54, Section Three, Grizzard Manor, of record in Book 4675, page 40, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Galo Robles, a single person and Melissa Bodnar, a single person, joint tenants with right of survivorship, by Warranty Deed by Marsha Hummel, an unmarried woman and Keri A. Duffey, an unmarried woman, as tenants in common with no right of survivorship, dated 09/16/2022 and filed of record in Inst. No. 20220919-0104119, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 2008 Graceland Drive, Goodlettsville, TN 37072
(House No) (Street) (P.O Address) (City or Town) (Postal Zip)

Witness my hand .

Melissa Bodnar

STATE OF Tennessee
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, , the within named bargainor, with whom I am personally acquainted with Melissa Bodnar (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.

Witness my hand, at office, this 18th of September, 2025

Notary Public
My Commission Expires:

LORI KELLER
TENNESSEE NOTARY PUBLIC
My Comm Exp August 19, 2029
COUNTY OF ROBERTSON