Karen Johnson Davidson County
Batch# 1328780 DEEDQC
10/01/2025 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078318

# QUITCLAIM DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**Venture Law, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ryon C. Norwood** | **Same as New Owner** | |
| | (NAME) | |
| **3138 Boulder Park Drive** | | **096-15-0-034.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Sondra Jones, f/k/a Sondra Norwood, unmarried,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Ryon C. Norwood, unmarried,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hickory Bend Subdivision, Section III, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 9 fronts 80.19 feet along the northerly margin of Boulder Park Dive and runs back 110.00 feet on the its westerly line and 107.08 feet on its easterly line witness line measuring 80 feet thereon and extends back 25 feet, more or less, on each side line to the centerline of McCrory Creek.**

**Being the same property conveyed to Ryon C. Norwood and wife, Sondra Norwood by Quitclaim deed from Ryon C. Norwood, dated December 8, 2023 and filed for record on December 8, 2023 as Instrument No. 20231208-0095031, in the Register's Office for Davidson County, Tennessee**

**The said Ryon C. Norwood, a/k/a Ryon Christopher Norwood and Sondra Norwood having since been granted a divorce in Case No. 24D1278, in the Third Circuit Court for Davidson County, Tennessee.**
***Pursuant to the terms of the Marital Dissolution Agreement, Sondra Norwood's name was restored to Sondra Jones.**

**This being improved property more commonly known as 3138 Boulder Park Drive, Nashville, TN 37214.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

***[Signatures to appear on the following page]***

***[Signature page of Quitclaim Deed]***

Witness my hand this the 12th day of June, 2025.

SONDRA JONES

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sondra Jones, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2025.

Notary Signature

My commission expires: 03/01/2028

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

**PROPERTY KNOWN AS: 3138 BOULDER PARK DRIVE, NASHVILLE, TN 37214**

**TAX PARCEL ID# 096-15-0-034.00**

**NAME AND ADDRESS OF PERSON RESPONSIBLE FOR REAL PROPERTY TAXES:**

**RYON C. NORWOOD**

# Certificate of Authenticity

I Adde Dilworth, 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 **June 12, 2025**.

Date

Affiant Signature **06/12/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **12th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)