Karen Johnson
Batch # 1329758
10/02/2025 03 47 21 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251002-0078772

Prepared by
Margaret Brady, Attorney
106 Frey Street
Ashland City, TN 37015

STATE OF TENNESSEE
COUNTY OF CHEATHAM
The actual consideration for this transfer, or value of property (whichever is greater) is $0 00.

Affiant

Subscribed and sworn before me this 30 day of Sept, 2025

Notary Public
My Commission Expires 9/19/28

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jessica Mayo 4950 Old Hickory Boulevard Nashville, TN 37218	Same as new owner	Map/Parcel: 067-00-0-127.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10 00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **MATTHEW BACH** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto the said **JESSICA BACH, UNMARRIED** (the "Grantee"), all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows

Tract Nos 9 and 10 of the Edie I Bateman Farmer heirs lands, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Jones and Moore Company, Inc., Dickson, Tennessee, dated March 21, 1975, as follows

Said Tract No. 9 begins at an iron pin on the Easterly margin of Old Hickory Boulevard, said point being located North 4 degrees 00 minutes West 421 14 feet from the Northerly boundary of the property conveyed to Leonard Barns of record in Book 2876, page 300, Register's Office for said County, thence with the common line between Tract No 8 and Tract No 9 North 86 degrees 00 minutes East 718 97 feet to an iron pin in the Southeasterly margin of Old Hickory Boulevard, thence around a curve to the left having a radius of 718.97 feet, a distance of 363 84 feet to the point of beginning, said tract containing 3 00 acres, more or less

Said Tract No 10 begins at an iron pin on the Southerly margin of Old Hickory Boulevard, said point being the common corner of Tracts No 9 and 10, thence South 65 degrees 00 minutes 30 seconds East 718.97 feet to a point in the common corner of Tract 9 and 10 and in the Southwesterly boundary of Tract 11, thence North 36 degrees 01 minutes West 718.97 feet to the Southerly margin of Old Hickory Boulevard, thence along a curve to the left having a radius of 718 97 feet a distance of 363 84 feet to the point of beginning, said tract containing 3 00 acres, more or less

Tract No. 8 being the same property vested in Affiliated Building Services, Inc, by Decree for Redemption issued in File Tax Civil Action No 00-781-III, in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No 20011005-0108498 in the Register's Office for Davidson County, Tennessee

Tract No 9 and Tract No 10 being the same property vested in Affiliated Building Services, Inc , be Decree for Redemption issues in File-Tax Civil Action 00-781-III, in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No 20011005-0108497 in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Matthew Bach and Jessica Bach, husband and wife, by Warranty Deed from Michael W Lamberson and Linda Lamberson, husband and wife, dated November 19, 2020, and recorded on November 25, 2020, in Instrument No 20201125-0138189, Register's Office for Davidson County, Tennessee

Matthew Bach and Jessica Bach have since divorced with a Final Decree being entered on September 19, 2025, in the Chancery Court of Cheatham County, Tennessee, Docket No 19749 Jessica Bach was formerly known as Jessica Mayo Jessica Bach and Jessica Mayo are one in the same person

This is improved property is known as 4950 Old Hickory Boulevard, Nashville, TN 37218

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

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

WITNESS our hands this 27th day of September, 2025

Matthew Bach

STATE OF TENNESSEE)
COUNTY OF ~~CHEATHAM~~ Davidson)

On this 27 day of September, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew Bach, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purpose therein contained

Witness my hand and official seal on this the 27 day of September, 2025

Notary Public

My commission expires 03-08-2028

BRODERICK JOSEPH O'CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03-08-2028
DAVIDSON COUNTY