Karen Johnson Davidson County
Batch# 1331025 DEEDQC
10/07/2025 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251007-0079824

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Victoria M. Ponder
AFFIANT

Subscribed and sworn to before me this 6th day of October, 2025.

Janet Huckeby Shoemaker
Notary Public

Janet Huckeby Shoemaker
State Tennessee Notary Public
Sumner County
My Commission Expires January 30, 2029

My Commission Expires: January 30, 2029

**THIS INSTRUMENT PREPARED BY:**

**ANNA E. VASQUEZ**
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
anna@mglawtn.com

| Address of New Owners: | Send Tax Bills To: | Parcel Identification No. |
|---|---|---|
| Victoria Maurelle Ponder, Trustee<br>731 Myhr Drive<br>Nashville, TN 37221 | -SAME- | 104 13 0A 015.00 |

## TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Victoria M. Ponder, Trustee of the Vicki L. Ponder Living Trust dated November 23, 2010 (the "Living Trust"),** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Living Trust pursuant to the provisions of the Living Trust, hereby releases, remises and quitclaims unto **Victoria Maurelle Ponder, Trustee of the Victoria Maurelle Ponder Trust U/A dated November 23, 2010,** and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, all of its right,

title and interest in and to a certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** my hand this the 6th day of October, 2025.

Victoria M. Ponder

**Victoria M. Ponder, Trustee**

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria Maurelle Ponder, Trustee of Vicki L. Ponder Living Trust dated November 23, 2010, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2025.

Janet Huckeby Shoemaker

Notary Public

My Commission Expires January 30, 2029

My Commission Expires

Janet Huckeby Shoemaker
State Of Tennessee Notary Public
Sumner County

**EXHIBIT A**
**(Legal Descriptions)**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Building Site No. 15 on the Plan of Richmeade Place, Section 1, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Vicki L. Ponder, Trustee of the Vicki L. Ponder Living Trust dated November 23, 2010 by deed from Vicki L. Ponder, of record as Instrument Number 20101203-0096231, Register's Office for Davidson County, Tennessee.

Vicki L. Ponder died on February 1, 2024. Pursuant to the terms of the trust, Victoria Maurelle Ponder is the Successor Trustee of the Vicki L. Ponder Living Trust dated November 23, 2010.

This property is known as 401 Bowling Avenue, Apt. 15, Nashville, Tennessee 37205-5103.

# CERTIFICATE OF AUTHENTICITY

I, Anna E. Vasquez, 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 October 6, 2025.

10/06/25
**Date**

**Anna E. Vasquez**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 6th day of October, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

