Karen Johnson
Batch # 1355761
12/09/2025 10 38 40 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251209-0097828

PREPARE BY &
RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	
Thomas Joseph Kilbane and all	owner	Map 149-9-H
417 Belle Pointe Drive		Parcel 53.00 CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Love and affection and Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Martin J. Kilbane,** a single person, the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Thomas Joseph Kilbane, Christine Ann Kilbane Donlon, and Kathleen Marie Kilbane Brennan,** the Grantees herein, their heirs and assigns, all of the right title and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Tennessee, being unit No. 8936 together with the Carport designated No. 8936-C, in River Plantation, Section IX, Phase II-D, a Condominium, a horizontal property regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-D, Condominiums Apartments, recorded in Book 7900, page 520, et seq., Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 8061, page 341, and further described in annexation document of record in Book 8844, page 642, as amended in Bok 8975, page 89, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Michael Frances Kilbane by deed of record as Instrument 20120405-0029284, said Register's Office. The said Michael Frances Kilbane has since died, intestate. His Father, Martin J. Kilbane is his sole heir at law. Reference is made to the Affidavit of Heirship recorded simultaneously herewith as Instrument 20251209-0097827, said Register's Office.

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

(This is improved real property with a mailing address of 8936 Sawyer Brown Road; Nashville, TN 37221)

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 5th day of December, 2025.

Martin J Kilbane

Martin J. Kilbane

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Martin J. Kilbane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of December, 2025.

Britt E Smith
Notary Public

my commission expires: July 7, 2027

BRITT E SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
Davidson County)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Martin J. Kilbane
Affiant

Subscribed and sworn to before me this 5 day of December, 2025.

Britt E Smith
NOTARY PUBLIC

my commission expires: July 7, 2027

BRITT E SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by: Bankers Title
3310 West End #410
Nashville, TN 37203