Karen Johnson Davidson County
Batch # 1358009 DEEDQC
12/15/2025 09:05:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251215-0099380

EXEMPT FROM TRANSFER TAX
PURSUANT TO T.C.A SEC. 67-4-409 (a)(1)(C)(vii)

THIS INSTRUMENT PREPARED BY:	**PROPERTY OWNER & ADDRESS:**	**PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:**
The Law Office of Nancy L. Choate P.C. Nancy L. Choate, Attorney at Law 403 North Parkway, Ste 201 Jackson, Tennessee 38305		
Without Survey or Title Examination (cc/kt) Without Serving as Closing Attorney	Richard Bacon, Trustee of the Richard Bacon Trust 1319-A Pillow Street Nashville, TN 37203	Richard Bacon Trustee of the Richard Bacon Trust 84 Altentann Nashville, TN 37215

Map and Parcel – 105 07 0U 001.00 – 1319-A Pillow Street

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, J. RICHARD BACON, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto RICHARD BACON, TRUSTEE OF THE RICHARD BACON TRUST, all of my right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

Map and Parcel – 105 07 0U 001.00

Land in Davidson County, Tennessee, being Unit No. A together with the appurtenant interest in the common elements of 1319 Pillow Street Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150312-0021423, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon the northerly 50 feet of the southerly 150 feet of the easterly part of Block "F" on the plan of the Merritt-Hagan

Land, in South Nashville, as of record in Minute Book "N", Page 241, County Court for Davidson County, Tennessee.

BEING the same property conveyed to J. Richard Bacon by Warranty Deed of record in Instrument No. 20150416-0033465, in the Register's Office of Davidson County.

This transfer is by Quitclaim and Grantor makes no warranties about this title.

IN WITNESS WHEREOF, I have hereunto subscribed my name, this the 21 day of Oct, 2025.

J. RICHARD BACON

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared J. RICHARD BACON, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 21 day of Oct, 2025.

Notary Public

My Commission Expires: 9.19.28

KARA TURNER
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON