Karen Johnson Davidson County
Batch# 1363900 DEEDQC
12/31/2025 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104145

THIS INSTRUMENT PREPARED BY:
Fred Russell Harwell, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX PARCEL ID:**
Emma Bonnet 3803 Tulane Court Nashville, Tennessee 37215	SAME	Map-Parcel No. 116-12-0 059.00

QUITCLAIM DEED

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 and sufficiency of which are hereby acknowledged, **KATHLEEN G. BONNET AND BERNARD L. BONNET, WIFE AND HUSBAND** (hereinafter the "**Grantors**"), do hereby quitclaim unto **EMMA BONNET** (hereinafter the "**Grantee**"), and Grantee's heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, of Block "F", on the Map of Woodmont Lane Homesites, of record in Book 1130, Page 13, amended in Book 7448, Page 114, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emma Ann Bonnet and Kathleen G. Bonnet and Bernard L. Bonnet, wife and husband, by Warranty Deed from John Noah Brooks and wife, Allison Joy Maliszewski Brooks, dated April 27, 2017, filed for record on May 1, 2017, in Instrument No. 20170501-0042289, in said Register's Office for Davidson County, Tennessee.

This is improved property known as 3803 Tulane Court, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed as of the 23rd day of December, 2025.

[*Signatures appear on next page*]

GRANTORS:

Kathleen G. Bonnet

Kathleen G. Bonnet

Bernard L. Bonnet

Bernard L. Bonnet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathleen G. Bonnet and Bernard L. Bonnet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of December, 2025.

NOTARY PUBLIC

FRED RUSSELL MARWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 25th day of December, 2025.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

Notary Public

My Commission Expires: 7-6-26

True Copy Certification of Electronic Document

I, Fred Harwell, 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 December 25, 2025 (date of document).

Fred Harwell

Affiant Signature

December 30, 2025

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of December, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 7-6-26