Karen Johnson Davidson County
Batch# 1402618 DEEDQC
04/07/2026 12:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260407-0027913

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 6 day of April, 2026.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1.24.2029

Address New Owner as:	Tax Bill To:	Map / Parcel
Harmony Wildlife Rehabilitation Center **504 Jocelyn Hollow Court,** **Nashville, TN 37205**	**New Owner**	**129-01-0-022.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Anastasia Kudrez, unmarried,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Harmony Wildlife Rehabilitation Center, a Tennessee Nonprofit Corporation,** (hereinafter referred to as "Grantee"), its successors and assigns, all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 763 on the Plan of West Meade Farms, Inc., Section 10, Revised, as of record in Book 3106, Page 21, Register's Office for said County.

Said Lot No. 763 fronts 203.7 feet on the northeasterly side of the terminus of Jocelyn Hollow Court and extends back 443 feet on the northwesterly line and 653.1 feet on the southeasterly line, which is a broken line, to a dead line in the rear, which is an irregular line, measuring a total of 777.0 feet thereon.

Being the same property conveyed to Anastasia Kudrez, unmarried, by Warranty Deed from Sara Stafford, unmarried, in record of Instrument No. 20210512-0063820, Register's Office for Davidson County, Tennessee.

This property is commonly known as 504 Jocelyn Hollow Court, Nashville, TN 37205.

This is the same legal description found in the last deed of record.

This is a charitable gift made in consideration of the Grantor's appreciation of the service of the Grantee to the people and geographic area served by the Grantee. Grantee is a IRS Section 501 (c) (3) entity.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 6 day of April, 2026.

Grantor:

Anastasia Kudrez

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 4 day of April in the year 2026, before me the undersigned, personally appeared Anastasia Kudrez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 6 day of April, 2026.

Notary Public

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

My Commission Expires: 1.24.29

Certificate of Authenticity

I, Robert J. Notestine, III, 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 April 6th 2026

AFFIANT SIGNATURE

04/06/2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of April, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 03/05/2030

Notary's Seal:

