Karen Johnson
Batch # 1426935
06/01/2026 01:22:01 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260601-0049131

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 BLAINE LOUIS BONADIES, AFFIANT Subscribed and sworn to before me, this 27 day of May 2025. 2026 NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BLAINE L. BONADIES and MARY BROOKE BONADIES, CO-TRUSTEES 1606 Linden Ave., Nashville, TN 37212	New Owner	Map and Parcel No.: 10416019700

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Blaine Louis Bonadies and Mary Brooke Bonadies, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Blaine L. Bonadies and Mary Brooke Bonadies, Co-Trustees of the Bonadies Joint Revocable Trust, created September 6, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1713 Linden Avenue, Nashville, Tennessee 37212, and more particularly described as follows:

Being land known as the Easterly half of Lot No. 164 on the Belmont Land Company's Plan recorded in Book 421, Page 34, Register's Office for Davidson County.

Said Easterly half of Lot No. 164 fronts 50 feet on the South side of Linden Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Blaine Louis Bonadies and Mary Brooke Bonadies, husband and wife, from Maureen Bonadies, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20160210-0012707.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27 day of May 2026.

Blaine Louis Bonadies, Grantor

Mary Brooke Bonadies, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Blaine Louis Bonadies**, the Grantor, 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 for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of May 2026.

Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mary Brooke Bonadies**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of May 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

