THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch # 1451147 DEEDQC
07/23/2026 10:18:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260723-0066854

# QUITCLAIM DEED

| NEW OWNER: | SEND TAX BILL TO: | MAP AND PARCEL NO.: |
|---|---|---|
| Joseph S. Judkins and wife,<br>E. Renée Conde<br>1114 Forest Avenue<br>Nashville, TN 37206 | Joseph S. Judkins and wife,<br>E. Renée Conde<br>1114 Forest Avenue<br>Nashville, TN 37206 | 08309011900 |

This QUITCLAIM DEED, made and entered into this the 21 day of July, 2026, by and between **Joseph Judkins (a.k.a. Joseph S. Judkins)**, sometimes hereinafter referred to as Grantor, and **Joseph S. Judkins and wife, E. Renée Conde**, sometimes hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that **Joseph S. Judkins**, for the express purpose of creating a tenancy by the entireties, does hereby quitclaim, give, bargain, convey, and transfer unto **Joseph S. Judkins and wife, E. Renée Conde**, their successors and assigns, any and all interest in which the Grantor has in the following described property, situated in the CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, more particularly described as follows:

**LEGAL DESCRIPTION**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF THE BRANSFORD-MCWHIRTER SUBDIVISION OF THE ALLISON PLACE OF RECORD IN PLAT BOOK 161, PAGE 109 AS REVISED IN PLAT BOOK 161, PAGE 125 AND PLAT BOOK 332, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

DERIVATION CLAUSE: Being the same property conveyed to **Joseph Judkins** by WARRANTY DEED from **Eric A. Heidt and April R. Heidt, married**, dated November 18, 2013, filed for record on November 21, 2013 in Instrument No. 20131121-0119924, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1114 Forest Avenue, Nashville, Tennessee 37206 and previously known as 1114 Forrest Avenue, Nashville, Tennessee 37206.** The Metropolitan Council of Nashville and Davidson County changed the spelling of Forrest Avenue to Forest Avenue by majority vote in 2023.

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

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this the 21 day of July, 2026.

Joseph S. Judkins

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 21 day of July, 2026.

Affiant

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joseph S. Judkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee this the 21 day of July, 2026.

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029