QUITCLAIM DEED

Karen Johnson
Batch # 1460055
08/17/2026 02:21:14 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260817-0076546

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-26-5128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer A. Dobson and David I. Dobson	**New Owners**	**16107001600**
(NAME) **5128 Hilson Road**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JENNIFER A. DOBSON ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JENNIFER A. DOBSON AND DAVID I. DOBSON, WIFE AND HUSBAND ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF SECTION TWO MCMURRAY WOODS, AS OF RECORD IN BOOK 3300, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 105 FEET ON THE NORTHERLY SIDE OF HILSON ROAD, AS MEASURED AROUND A SLIGHT CURVE, AND RUNS BACK 275 FEET TO THE EASTERLY LINE AND 281.9 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 185.4 FEET.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER A. DOBSON, BY WARRANTY DEED, FROM DENNIS K. BAGWELL AND MYRIAM S. BAGWELL, OF RECORD IN INSTRUMENT NO. 20211222-0169181, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **5128 Hilson Road, Nashville, Tennessee 37211.**

Witness our hands this the 13 day of August, 2026.

Jennifer A Dobson
JENNIFER A. DOBSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER A. DOBSON**, the within named bargainor, 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, this the 13 day of August, 2026.

Notary Public

My Commission Expires: 1-22-29

Witness our hands this the 13 day of August, 2026.

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON