THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 11th day of April, 2019* *Notary Public* *My commission expires: 10/30/2022* D. NICOLE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-30-2022

QUITCLAIM DEED

Name and Address of New Owner:
The Anna-Vija Trust
Anna-Vija Kristen McClain, Trustee
213 B Scott Avenue
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 217769 DEEDQC
04/15/2019 10:28:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190415-0034045

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel**:
213 B Scott Avenue Nashville, TN 37206	083-06-0B-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANNA-VIJA KRISTEN MCCLAIN, A SINGLE WOMAN,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE ANNA-VIJA TRUST, ANNA-VIJA KRISTEN MCCLAIN, TRUSTEE,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 213-B together with common areas, as established by Declaration and Master Deed for 213 Townhomes of record in Instrument No. 20050411-0039691, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna-Vija Kristen McClain, a single woman, from Jennifer Morant and Josh Morant, wife and husband, by Deed dated March 29, 2018, Instrument Number 20180403-0030720, in the Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

WITNESS my hand this 11th day of April, 2019.

ANNA-VIJA KRISTEN MCCLAIN

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **ANNA-VIJA KRISTEN MCCLAIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

D. NICOLE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-30-2022