Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owner: Joyann Troutman
410 16th Street North
Nashville, TN 37206

Send tax notice to: New Owner

Map and Parcel No.: 083-10-0-004.00

Karen Johnson Davidson County
Batch# 351464 DEEDQC
01/31/2020 09:36:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200131-0011532

QUITCLAIM DEED

I, **Joyann Troutman, Trustee, Jane G. Troutman Family Trust U/A dated June 18, 2004** ("Grantor"), do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to **Joyann Troutman**, individually ("Grantee"), her heirs and assigns, all of my interest in the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Map of Survey of the J.J. Tamble Tract, of record in Plat Book 421, page 29, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description..

Being the same property conveyed to Joyann Troutman, Trustee, Jane G. Troutman Family Trust U/A dated June 18, 2004 by warranty deed from Beth A. Grubb and Mark W. Smith, wife and husband, dated June 22, 2018, of record in Instrument Number 20180625-0060806, Register's Office in Davidson County, Tennessee.

This conveyance is made subject to matters shown on the Plan of record in Plat Book 421, page 29, said Register's Office, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights or way for public utilities that appear in the appropriate public record.

Description is taken from prior deed of record. This improved property is known as 410 16th Street North, Nashville, TN 37206. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 23rd day of January, 2020.

Jane G. Troutman Family Trust

BY: Joyann Troutman, Trustee
Joyann Troutman, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Joyann Troutman, Trustee, personally appeared before the undersigned, a Notary Public in and for said county and state, and 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 as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2020.

K. Phelps
Notary Public

KATRICE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

My Commission Expires: 3.7.23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Joyann Troutman, Trustee
AFFIANT

Sworn to and subscribed to before me on the 23rd day of January, 2020.

K. Phelps
NOTARY PUBLIC

KATRICE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

My Commission Expires: 3.7.23