THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 3310
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 430868 DEEDQC
07/06/2020 11:55:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200706-0072317

New Owner:	Send Tax Bills To:	Map & Parcel No:
Ellen R. Christianson 2020 Trust 12 Valley Forge Nashville, TN 37205	Same	116-8-B-1200CO

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Ellen R. Christianson,** as unmarried person, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **Ellen R. Christianson, Trustee of the Ellen R. Christianson 2020 Trust U/A/D April 28, 2020,** the Grantee, its successors and assigns forever, all of her rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in the Davidson County, Tennessee, being Lot No. 12 shown on the revised plan of Sugartree Phase 2, as of record in Book 4860, pages 79 and 80, and registered in Book 5015, page 550, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Ellen R. Christianson by Warranty Deed from Pallas Pidgeon McGown, unmarried as of record in Book 9658, page 701, Register's Office for Davidson County, Tennessee and further conveyed to Ellen R. Christianson by Quitclaim Deed from George H. Christianson, II of record as Instrument Number 20141216-0114892 said Register's Office

This is improved property known as 12 Valley Forge, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 26th day of June, 2020.

GRANTOR:

Ellen R. Christianson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Ellen R. Christianson,** 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 herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June, 2020.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Russell C Christianson
Affiant

Subscribed and sworn to before me this 26th day of June, 2020.

Tracey Perry
NOTARY PUBLIC

My Commission Expires 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON