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 30th day of September, 2020* *Notary Public* *My commission expires: 06/09/2024*

BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-09-2024

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# 490478 DEEDQC
10/06/2020 11:50:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201006-0115699

Send Tax Bills To:
Same

Street Address of Subject Property:
313 Gatewood Avenue
Nashville, TN 37207

Map and Parcel:
07111019100

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 K. MCCLAIN, UNMARRIED,** 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 Lot No. West Half of Lot No. 40 on the plan of Trinity Heights of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 40 fronts 50 feet on Gatewood Avenue and extends back between parallel lines 150 feet each to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Anna-Vija K. McClain, unmarried, from Ryan Lee Stackhouse and Angela Michelle Stackhouse, Trustees of the Ryan Lee Stackhouse Revocable Trust dated June 19, 2014, by Deed dated September 11, 2020, Instrument Number 20200916-0105572, in the Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

WITNESS my hand this 30th day of September, 2020.

ANNA-VIJA K. 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 K. 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

