This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Cheryl Ganison
Cheryl Ganison, Affiant

STATE OF Maryland)
COUNTY OF Charles)

Sworn to and subscribed before me
This 10 day of Feb., 2021.

Meghan Phipps
NOTARY PUBLIC

My Commission Expires 10/02/2021

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

M.t Ganison III
Milton Ganison, III, Affiant

STATE OF Maryland
COUNTY OF Charles

Sworn to and subscribed before me
This 10 day of Feb., 2021.

Meghan Phipps
NOTARY PUBLIC

My Commission Expires 10/02/2021

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Milton Ganison, III, and Cheryl Ann Ganison, Trustees 2720 London Plane Court Waldorf, MD 20603	Same	Map: 081-060 Parcel 13800

FOR NO MONETARY CONSIDERATION, We, **Cheryl Ann Ganison and Milton Ganison, III,** by these presents do hereby quitclaim and convey unto **Milton Ganison, III and Cheryl Ann Ganison, Trustees of the Ganison Living Trust dated December 11, 2020,** all our right, title and interest in and to the following described tract of land:

Karen Johnson Davidson County
Batch# 581350 DEEDQC
03/02/2021 10:56:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0026325

Being Lot No. 25 on the Plan of Cumberland Gardens, of record in Book 2900, page 3 and 4, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 25 fronts 60.0 feet on the easterly side of 28th Avenue, North and extends back 100.2 feet on the northerly line and 137.3 feet on the southerly line, to a dead line in the rear, measuring 70.7 feet thereon.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Being the same property conveyed by Cheryl Ann Ganison, individually, to Cheryl Ann Ganison and Milton Ganison III by instrument 20200624-0068024, of record at said Register's Office.

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This is improved property known as 1816 28th Avenue, North, TN 37208.

Witness our hands this 10 day of Feb., 2021.

Milton Ganison III

Milton Ganison, III

Cheryl Ann Ganison

Cheryl Ann Ganison

STATE OF Maryland
COUNTY OF Charles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Milton Ganison, III and Cheryl Ann Ganison, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of Feb., 2021.

Meagan Phipps
NOTARY PUBLIC

My Commission Expires: 10|02|2021

My Commission Expires: 10|02|2021

