Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sophie Simmons Little, Trustee **809 Montrose Avenue** **Nashville, Tennessee 37204**	**Map & Parcel** **118-1-404.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Sophie Simmons Little** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Sophie Simmons Little, Trustee of the Sophie Simmons Little Revocable Trust dated March 8, 2021,** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot 9, MAP OF BRANSFORD REALTY CO'S MONTROSE PARK SUBDIVISION, as shown on plat of record in Plat Book 547, Page 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sophie Simmons Little from Magness Group, Inc., by Warranty Deed of record in Instrument No. 20151106-0113108, Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 592212 DEEDQC
03/15/2021 01:43:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210315-0034057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8th day of March, 2021.

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 3/6/24

This is property known as **809 Montrose Avenue, Nashville, Davidson County, Tennessee 37204**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 8th day of March, 2021.

Sophie Simmons Little

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of March, 2021.

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 3/4/24