THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7006 Karen Johnson Davidson County Batch# 655482 DEEDQC 06/11/2021 02:10:33 PM 2 pgs Fees: $12.00 Taxes: $0.00 20210611-0079185	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $0.00 Jo Helen Railsback JO HELEN RAILSBACK, AFFIANT Subscribed and sworn to before me, this 8th day of June 2021. Celia Lawrence NOTARY PUBLIC My Commission Expires: 1-5-2025 CELIA LAWRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-5-2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JO HELEN RAILSBACK, TRUSTEE 408 Bowling Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 104 13 0 216.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Jo Helen Railsback, ("Grantor") do hereby quitclaim, transfer and convey unto Jo Helen Railsback, Trustee of the Jo Helen Railsback Revocable Trust created June 8th, 2021, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 408 Bowling Avenue, Nashville, TN 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "B" on the Map of Bellwood as of record in Book 547, page 149 and 150, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the easterly side of Golf Club Lane, now Bowling Avenue, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jo Helen Railsback from Joe F. Arterberry by Warranty Deed recorded in the Register's Office of said county and state at Book 5224, Page 586-587.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8 day of June 2021.

Jo Helen Railsback

Jo Helen Railsback, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jo Helen Railsback**, the Grantor, 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 for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of June 2021.

Celia Lawrence

Notary Public

My Commission Expires: 1/6/2025

CELIA LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025