QUITCLAIM DEED

ROCCO J. MARCELLO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-SB-AUB-21-1311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen James and Heather James	new owners	
(NAME)	(NAME)	**083-01-0-302.00**
1311 Greenwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen James and Heather James, Trustees of The James Revocable Living Trust, dated April 21, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Stephen James and Heather James, husband and wife**, hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of John W. Love's Subdivision of Greenwood of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 51.15 feet on the Northerly side of Greenwood Avenue and runs back 196.8 feet on the Easterly line and 193.5 feet on the Westerly line to an alley, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Stephen James and Heather James, trustees of The James Revocable Living Trust, dated April 21, 2016 by Warranty deed from Stephen James and wife, Heather G. James of record in Instrument No. 20160428-0041252 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 28, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1311 Greenwood Avenue, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 670157 **DEEDQC**
07/02/2021 11:02:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210702-0089988

Witness my/our hand(s) this the 25 day of JUNE, 2021.

The James Revocable Living Trust, dated April 21, 2016

Stephen James
Co-Trustee

Heather James
Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen James and Heather James, Co-Trustees of the James Revocable Living Trust under Trust instrument dated 04/21/2016**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they executed the same as their free act and deed.

WITNESS my hand, this 25 day of JUNE, 2021.

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/5/25