THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
David M. Guest and Andrea Beth Connor Guest, Co-Trustees of The Guest Family Revocable Living Trust	Same	117-11-047
3505 Amanda Avenue		
Nashville, TN 37215		

Karen Johnson Davidson County
Batch# 697452 DEEDQC
08/13/2021 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210813-0109780

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **DAVID M. GUEST and ANDREA BETH CONNOR GUEST, Husband and Wife**, do hereby convey to **DAVID M. GUEST and ANDREA BETH CONNOR GUEST, Co-Trustees of THE GUEST FAMILY REVOCABLE LIVING TRUST dated August 12, 2021**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of Noel's Subdivision of Watkins Grove, not of record, according to an unregistered copy of a survey of said lot, described as follows:

Said Lot No. 79 fronts 200 feet on the westerly side of Amanda Street, also known as Amanda Avenue, and runs back parallel lines to and 355 feet south of Woodmont Boulevard, 200 feet to a dead line.

Being the same property conveyed to David M. Guest and A. Beth Guest, husband and wife, by Warranty Deed dated August 14, 1995, from Clarence A. Martin and spouse, Sharon Martin, of record in Instrument No. 0089818, Book 9763, Page 152, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

A. Beth Guest and Andrea Beth Connor Guest are one and the same person.

This is improved property known as 3505 Amanda Avenue, Nashville, TN 37215.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of August 2021.

DAVID M. GUEST

ANDREA BETH CONNOR GUEST

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID M. GUEST** and **ANDREA BETH CONNOR GUEST**, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 12th day of August 2021.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
12th day of August 2021.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08|12|2021.

Elizabeth Ryder Sykes

08|13|2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of August, 2021.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3|7|2023