Karen Johnson Davidson County
Batch# 871411 DEEDQC
06/14/2022 12:37:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220614-0067702

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE :

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 8th day of June 2022.

Notary public

My commission Expires: 5/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
John and Sandra Welch Living Trust 2817 West End Ave, Suite 126-246 Nashville, TN 37203	John and Sandra Welch Living Trust 2817 West End Ave, Suite 126-246 Nashville, TN 37203	10406T00100CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John Welch and Sandra Welch, who took title as Sandra Tillinghast, as tenants in common with right of survivorship, do hereby quitclaim, transfer and convey unto John J. Welch and Sandra G. Welch, as Trustees of the John and Sandra Welch Living Trust dated June 8, 2022, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to John Welch and Sandra Tillinghast, both unmarried, as tenants in common with right of survivorship, from JB Partners, a Tennessee General Partnership, by Warranty Deed dated September 22, 2017, and recorded on September 27, 2017, as Document No. 20170927-0098812, Registers Office for Davidson County, Tennessee.

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

Property Address: 3213 Acklen Avenue, Nashville, Tennessee 37212

Witness my hand this 8th day of June 2022.

John Welch, Grantor

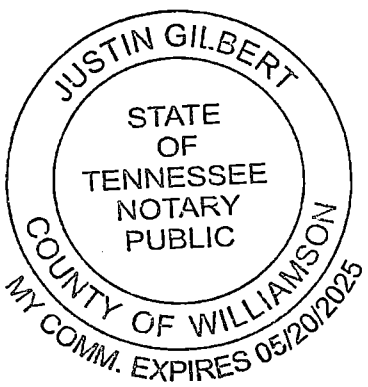
Sandra Welch, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Justin Gilbert, Notary Public, John Welch and Sandra Welch, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, June 8, 2022.

[Seal]



Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1 of 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151201-0121229, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151201-0121229, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.