Karen Johnson Davidson County
Batch# 897430 DEEDQC
08/02/2022 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220802-0087986

**PREPARED BY:**
**Closed Title**
**278 Franklin Road, Suite 160**
**Brentwood, Tennessee 37027**

William Patrick Pan Yenchang
NOTARY PUBLIC
REG. #7826725
MY COMMISSION EXPIRES
12/31/2023
COMMONWEALTH OF VIRGINIA

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 29 day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 12/31/2023

**ADDRESS OF NEW OWNER:**
Jessica Marie Holst and
Haley Elizabeth Bryant
4501 Idaho Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Map & Parcel: 103-04-0046.00

**QUITCLAIM DEED**

In consideration of $10.00, and other good and valuable consideration, **The Jessica Marie Holst Revocable Trust dated February 27, 2022**, Grantor, does hereby quitclaim and convey all of its undivided right, title and interest, to the hereinafter described property to **Jessica Marie Holst**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 402 of Block No. 22 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 402 fronts 60 feet on the southerly side of Idaho, formerly Fifth Avenue, and runs back between parallel lines with the westerly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Haley Elizabeth Bryant and The Jessica Marie Holst Revocable Trust dated February 27, 2022, as tenants in common, by Executor Deed, of record in Instrument No. 20220705-0077357, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 4501 Idaho Avenue, Nashville, Tennessee 37209.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this tne _____ day of July 29, 2022.

THE JESSICA MARIE HOLST REVOCABLE TRUST
DATED FEBRUARY 27, 2022

Jessica Holst
By: Jessica Marie Holst, Trustee

**STATE OF** Virginia

**COUNTY OF** Arlington

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Jessica Marie Holst, Trustee of The Jessica Marie Holst Revocable Trust dated February 27, 2022, 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 in the capacity and for the purposes therein contained.

Witness my hand and seal, at office, this 29 day of July, 2022.

Notary Public

My Commission Expires: 12/31/2023

William Patrick Pan Yenchong
NOTARY PUBLIC
REG. # 7826725
MY COMMISSION EXPIRES
12/31/2023
COMMONWEALTH OF VIRGINIA

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 29, 2022.

J. Carlton Drumwright

7/29/22
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 7/29/22.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY