Karen Johnson Davidson County
Batch# 897893 DEEDQC
08/02/2022 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220802-0088195

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Victoria O. Ross, Trustee Victoria O. Ross Trust 701 Heather Spring Brentwood, TN 37027	same	160 08 0 109.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Victoria Olin Ross (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Victoria O. Ross, Trustee, and her successors in trust, of the Victoria O. Ross Trust dated July 27, 2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Epworth, of record in book 5200, page 745, Register's Office for said County.

SAID Lot No. 8, which is a corner lot, fronts 202.92 feet on the northeasterly margin of Heather Spring and fronts 96.00 feet on the southeasterly margin of Heather Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 198.72 feet on the northeasterly line and 44.58 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Victoria Olin Ross by quitclaim deed from Howard Ralston Ross, pursuant to a Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 01D-1322, of record at Instrument No. 20011119-0126047, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Howard R. Ross and wife, Victoria O. Ross, by warranty deed from James C. Cheek and wife, Virginia W. Cheek, of record in Book 6841, page 424, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 701 Heather Spring, Brentwood, Tennessee 37027.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including restrictive covenants of record in Book 6269, page 495, said Register's Office, and to the matters set forth in the above referenced plan of record.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 27th day of July, 2022.

Victoria Olin Ross

Victoria Olin Ross, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Victoria Olin Ross, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 27th day of July, 2022.

Andrea J Sinclair

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Victoria Olin Ross

Victoria Olin Ross, Affiant

Subscribed and sworn to before me this 27th day of July, 2022.

Andrea J Sinclair

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 27, 2022.

Andrea J. Sinclair

Andrea J. Sinclair

8/2/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary Public

My Commission Expires: 7/7/2025

