This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 909054 DEEDQC
08/26/2022 03:36:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220826-0096777

New Owner:	Send Tax Bill:	Map/Parcel
Ann Talbot and Nicole Maguire, Trustees of the Talbot Maguire Joint Revocable Living Trust dated June 28, 2022, and any amendments thereto 4916 Trousdale Drive Nashville, Tennessee 37220	Truist Bank P.O. Box 1868 Greenville, SC 29602	146 08 0 127.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 26th day of June 2022.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ANN TALBOT** and **NICOLE MAGUIRE**, a married couple (Grantors), by these present do hereby quitclaim and convey unto **ANN TALBOT AND NICOLE MAGUIRE, TRUSTEES OF THE TALBOT MAGUIRE JOINT REVOCABLE LIVING TRUST DATED JUNE 28, 2022, AND ANY AMENDMENTS THERETO,** (Grantees), as tenants by the entireties, its heirs and assigns, all our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 243, on the Plan of Crieve Hall Estates, Section III, as shown on plat of record in Plat Book 2133, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to the undersigned by deed of record, in Instrument No. 20120202-0009686, Davidson County Register of Deeds Office.

This is IMPROVED property known as 4916 Trousdale Drive, Nashville, TN 37220.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 28 day of June, 2022.

By: _____
ANN TALBOT

By: _____
NICOLE MAGUIRE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Talbot and Nicole Maguire, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 28th day of June, 2022.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025