Karen Johnson Davidson County
Batch# 912476 DEEDQC
09/02/2022 03:03:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220902-0099482

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

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

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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

Cynthia A. Horton
Affiant

Subscribed and sworn to before me, this 26th day of August 2022.

Madelyn Stampley
Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Michael Ratcliff and Cynthia Horton Living Trust 3818 West End Ave., 312 Nashville, TN 37205	Michael Ratcliff and Cynthia Horton Living Trust 3818 West End Ave., 312 Nashville, TN 37205	104-09-0K-312.00CO

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, Cynthia A. Horton, a married woman, does hereby quitclaim, transfer and convey unto Michael S. Ratcliff and Cynthia A. Horton, as Trustees of the Michael Ratcliff and Cynthia Horton Living Trust dated August 26, 2022, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 312 of The Montclair as described in the Master Deed establishing a Horizontal Property Regime of The Montclair, of recrd in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, Instrument #20021231-0162451 and Instrument #20030113-0005471, said Register's Office, together with an undivided interest to the common elements appurtenant to said Unit as described in said Master Deed, as amended.

Being the same property conveyed to Cynthia A. Horton, a married woman, from Anna A. Reynolds NKA Anna Peebles, a married woman, by Warranty Deed dated December 16, 2020, and recorded on December 21, 2020, Document No. 20201221-0151326, 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: 3818 West End Avenue #312, Nashville, Tennessee 37205

Witness my hand this 26th day of August 2022.

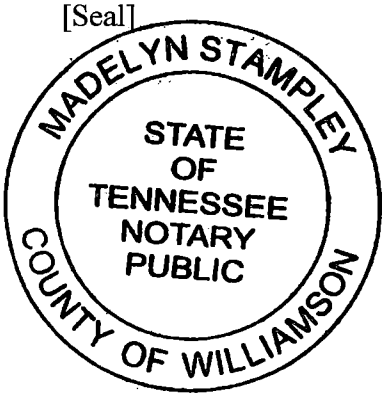
Cynthia A. Horton, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley Notary Public, Cynthia A. Horton, as Grantor, 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, at office, this day, August 26, 2022.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2026