AFTER RECORDING RETURN TO:
METLIFE LEGAL PLANS DEEDS
8940 MAIN STREET, SUITE 2
CLARENCE, NY 14031
File No. Jill Ecklund

Karen Johnson Davidson County
Batch# 916433 DEEDQC
09/14/2022 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220914-0102453

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID Number: 082-12-0-068

QUITCLAIM DEED

THIS DEED made and entered into on this 4th day of September 20 22 by and between **Jill Ecklund, a single woman**, whose address is 307 Neill Avenue, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Jill Ecklund, as Trustee of the Jill Ecklund Revocable Living Trust dated July 27, 2022**, whose address is 307 Neill Avenue, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 307 Neill Avenue, Nashville, TN 37206

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20160817-0086036, recorded on 08/17/2016 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jill Ecklund

Jill Ecklund

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jill Ecklund, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 1st day of September, 2022.

Cynthia Odom

Notary Public
My Commission expires: Jan. 11, 2026

CYNTHIA ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires JAN. 11, 2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 4th day of September, 2022.

Notary Public
My Commission Expires: January 11, 2026

CYNTHIA ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires JAN. 11, 2026

Name and address for person(s) responsible for taxes:

Jill Ecklund, as Trustee of the Jill Ecklund Revocable Living Trust dated July 27, 2022
307 Neill Avenue
Nashville, TN 37206

Name and address of property owner:

Jill Ecklund, as Trustee of the Jill Ecklund Revocable Living Trust dated July 27, 2022
307 Neill Avenue
Nashville, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 189 ON THE PLAN OF NEILL S. BROWN'S ADDITION TO EAST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 50, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 189 FRONTS 50 FEET ON THE EASTERLY SIDE OF NEILL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

PARCEL ID NUMBER: 082-12-0-068

PROPERTY COMMONLY KNOWN AS: 307 NEILL AVENUE, NASHVILLE, TN 37206

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 9-14-22 and authenticated according to law.

Dated: 9/14/22

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 14TH day of SEPTEMBER 2022, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025