QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 919000 DEEDQC
09/20/2022 10:52:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220920-0104469

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ K Kyah A Hillis
_____, Affiant
Subscribed and sworn before me this the
20 Day of Sept, 2022.
P. Williams, Deputy Register

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
TIFFANY ST LLC (NAME)	**NEW OWNER** (NAME)	**08400000600** **08405003000** **08405002900**
2616 Tiffany Street **Nashville, Tennessee 37206** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of September, 2022, the undersigned, **THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **TIFFANY ST LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY, TENNESSEE** having an address of **2616 TIFFANY STREET, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1: Land in Davidson County, Tennessee, being a tract of land marked "Reserved-Not an Individual Building Site", as shown on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office of said County, to which reference is hereby made for a more particular description.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 17 as shown on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office of said County, to which reference is hereby made for a more particular description.

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 18 as shown on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES, by Quitclaim Deed dated the 15th day of February, 2018, and recorded on the 26th day of February, 2018, as Instrument No. 20180226-0017821 Register of Deed's Office for Davidson County, Tennessee.

This improved property more commonly known as 2616 Tiffany Street, Nashville, Tennessee 37206.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Subject to any and all matters of record in Instrument No. Instrument No. 20180226–0017821.
2. Any and all visible easements lying on or across the property.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September, 2022.

GRANTOR: THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES

BY: DUSTIN M. HILLIS
TITLE: TRUSTEE

BY: KYAH A. HILLIS
TITLE: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DUSTIN M. HILLIS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as **THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named **TRUSTEE**, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by singing

WITNESS my hand, at office, on this ~~16th~~ 20th day of September, 2022.

Notary Public

September 21, 2025
My Commission Expires

MARKQUETA A FLOURNOY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 21, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KYAH A. HILLIS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as **THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named **TRUSTEE**, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by singing

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Notary Public

September 21, 2025
My Commission Expires

MARKQUETA A FLOURNOY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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