QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Betty C. Lanning, Trustee Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF OCTOBER, 2022. Alexandria Knowles Notary Public MY COMMISSION EXPIRES: 06-23-2025 (AFFIX SEAL)

ALEXANDRIA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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)
JONATHAN ADAM LANNING (NAME)	**NEW OWNER** (NAME)	**105074B00200CO**
513B Moore Avenue **Nashville, Tennessee 37203** (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 3rd day of October, 2022, the undersigned, **THE JONATHAN A. LANNING IRREVOCABLE INVESTMENT SERVICES TRUST, DATED APRIL 21, 2022, BETTY CHERLYE LANNING, TRUSTEE** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **JONATHAN ADAM LANNING, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST,** (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 **513B MOORE AVENUE, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit B, as shown on the Plan of 513 Moore Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20150901-0088881, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the Bylaws of the Association of owners.

Being the same property conveyed to The Jonathan A. Lanning Irrevocable Investment Services Trust, Dated April 21, 2022, Betty Cherlye Lanning, Trustee, by Quitclaim Deed from Jonathan A. Lanning, a Single Man or Whose Spouse Has No Interest, dated the 31st day of May, 2022, and recorded on the 6th day of June, 2022, as Instrument Number 20220606-0064644, of record in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 513B Moore Avenue, Nashville, Tennessee 37203.

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

Karen Johnson Davidson County
Batch# 924710 **DEEDQC**
10/03/2022 01:34:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221003-0108861

1. Any and all matters of record pursuant to Instrument Number 20220606-0064644, Register of Deed's Office for Davidson County, Tennessee.
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 3rd day of October, 2022.

GRANTOR: THE JONATHAN A. LANNING IRREVOCABLE INVESTMENT SERVICES TRUST, DATED APRIL 21, 2022, BETTY CHERLYE LANNING, TRUSTEE

Betty Cherlye Lanning Trustee

BY: BETTY CHERLYE LANNING

TITLE: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BETTY CHERLYE LANNING**, with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Grantor identified as **THE JONATHAN A. LANNING IRREVOCABLE INVESTMENT SERVICES TRUST, DATED APRIL 21, 2022, BETTY CHERLYE LANNING, TRUSTEE** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named **GRANTOR**, and that they, in such capacity as Trustee, executed the foregoing instrument for the purposes contained therein.

WITNESS my hand, at office, on this 3rd day of October, 2022.

Alexandria Knowles

Notary Public

06·23·2025

My Commission Expires

ALEXANDRIA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY