Karen Johnson Davidson County
Batch# 924720 DEEDQC
10/03/2022 01:51:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221003-0108876

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 BRIANNA M. SCOTT, AFFIANT Subscribed and sworn to before me, this 23rd day of August 2022. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 11/3/2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BRIANNA M. SCOTT, TRUSTEE 1553 Fleetwood Drive Franklin, TN 37064	New Owner	Map and Parcel No.: 081 16 0 601.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Brianna M. Scott, f/k/a Brianna Morant, ("Grantor") do hereby quitclaim, transfer and convey unto Brianna M. Scott, Trustee of the Amended and Restated Brianna M. Scott Revocable Trust, created July 29, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1004 11th Avenue North, Nashville, TN 37208, and more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 35 feet of the southerly 112 feet of Lots Nos. 20 and 21 on the plan of B.S. Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office.

Said part of Lots Nos. 20 and 21 fronts 35 feet on the easterly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Brianna Morant (one and the same as Brianna M. Scott) from M. Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20190828-0086675.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23rd day of August 2022.

Brianna M. Scott, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Brianna M. Scott**, the 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 and official seal at office, this 23rd day of August 2022.

Notary Public

My Commission Expires: 11-3-2025

