Karen Johnson Davidson County
Batch# 928918 DEEDQC
10/13/2022 09:29:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221013-0112200

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 TENNE

COUNTY OF DAVI

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

Affiant

Subscribed and sworn to before me, this 5th day of October 2022.

Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Ronald S. Balcarras Living Trust 1049 Fitzpatrick Road Nashville, TN 37214	Ronald S. Balcarras Living Trust 1049 Fitzpatrick Road Nashville, TN 37214	12100005700

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, Ron Balcarras, an unmarried man, does hereby quitclaim, transfer and convey unto Ronald S. Balcarras, as Trustee of the Ronald S. Balcarras Living Trust dated October 5, 2022, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Ron Balcarras, an unmarried man, from Robert A. Sawyer, unmarried, by Warranty Deed dated March 30, 2022, and recorded on April 4, 2022, as Document No. 20220404-0038583, Register's 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: 1533 Pleasant Hill Road, Nashville, Tennessee 37214

Witness my hand this 5th day of October 2022.

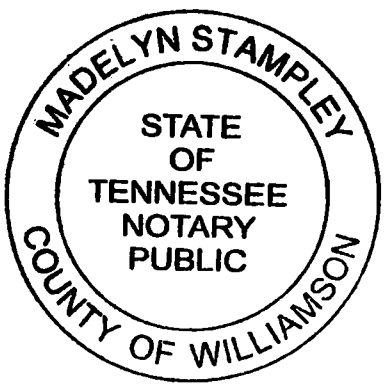
Ron Balcarras, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Ron Balcarras, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, October 5, 2022.

[Seal]



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

EXHIBIT "A"
LEGAL DESCRIPTION

LAND lying in Davidson County, Tennessee, and being more particularly described according to a copy of a survey made by John M. Sullivan, County Surveyor, dated February 13, 1956, as follows:

BEGINNING at a point in the center of Pleasant Hill Road at the southeast corner of the property conveyed to B.E. Anderson and wife by Deed from Maynard Campbell and wife of record in Book 2154, page 57, Register's Office for Davidson County, Tennessee, said point being 805 feet from the center of Couchville Pike, measuring down the center line of Pleasant Hill Road; thence with the center of said Road, South 4° 15' West 103 feet to a point, the said point being 702 feet from the center of said Pike; thence North 89° 45' West 320 feet to a point; thence North 4° 15' East 103 feet, the southwest corner of the property conveyed to B.E. Anderson and wife, supra; thence with Anderson's south line, South 89° 45' East 320 feet to the point of beginning, containing 0.75 acres, more or less.

BEING the same property conveyed to Robert A. Sawyer, unmarried, by Warranty Deed from Robert O. Walden and Marietta M. Walden, dated July 10, 2006, appearing of record in Instrument No. 20060721-0088310, of the Register's Office of Davidson County, Tennessee.