Karen Johnson Davidson County
Batch# 928918 DEEDQC
10/13/2022 09:29:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221013-0112201

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 TENNESSE

COUNTY OF DAVIDSON)

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	Map 108-4 Parcel 208

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, Ronald S. Balcarras, unmarried, 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 as follows:

Being Lot No. 384, on the Plan of Larchwood Subdivision, Section Seven, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald S. Balcarras, unmarried, from Liddon A. Woods and wife, Chereta R. Woods f/k/a Chereta R. Crawford, by Warranty Deed dated April 28, 2000, and recorded on May 3, 2000, as Document No. 200005030044649, 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: 1049 Fitzpatrick Road, Nashville, Tennessee 37214

Witness my hand this 5th day of October 2022.

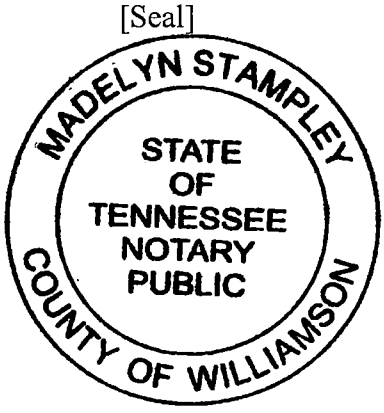
Ronald S. Balcarras, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Ronald S. 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