Karen Johnson Davidson County
Batch# 943319 DEEDQC
11/21/2022 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221121-0123236

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address of New Owner(s)	Send Tax Bills To:	Map & Parcel
James S. Main 408 Prestwick Court Nashville, TN 37205	New Owner	104 14 OH 060.00 Davidson County

QUITCLAIM DEED

Now, therefore, for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, James S. Main, as Trustee of the Jane M. Main Revocable Trust, does hereby quitclaim and convey unto James S. Main, all of his right, title and interest as Trustee of the Jane M. Main Revocable Trust in and to the Property, consisting of a fifty percent (50%) undivided interest, which is located in Davidson County, Tennessee and more particularly described on Exhibit A hereto.

This is improved property known as 408 Prestwick Court, Nashville, Tennessee.

The description herein is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of October, 2022.

James S. Main, Trustee of the Jane M. Main Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James S. Main, the within named bargainor, 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, as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 2022.

TRISTA CALVERT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 4/20/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 27th day of October, 2022.

TRISTA CALVERT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 4/20/23

34021284.2

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James S. Main, Trustee of the Jane M. Main Revocable Trust, by deed of record in Instrument Number 20221118-0122775, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 27, 2022.

Date

Affiant Signature

11/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of November, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

