Karen Johnson Davidson County
Batch# 946574 DEEDQC
12/01/2022 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125958

QUITCLAIM DEED

TIMOTHY LEMERE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/03/2026 DAVIDSON COUNTY

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)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

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)
DUSTIN M. HILLIS KYAH A. HILLIS (NAME)	NEW OWNER (NAME)	08405002900
2616 TIFFANY DRIVE NASHVILLE, TENNESSEE 37206 (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 30th day of November, 2022, the undersigned, **THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **DUSTIN M. HILLIS** and **KYAH A. HILLIS, HUSBAND AND WIFE,** (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 **2616 TIFFANY DRIVE, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 as shown on the Final Plat of the Resubdivision of Tiffany Terrace, of record as Instrument No. 20161207-0128504, and of further record as Lot No. 18 as shown on the Final Plan of Tiffany Terrace, of record in Plat Book 2854, Page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description. *See also* Affidavit of Scrivener's Error of record as Instrument No. 20221005-0109872, Register's Office for Davidson County, Tennessee.

Being a portion of the real property conveyed to THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES, by Quitclaim Deed dated the 15th day of February, 2018, and recorded on the 26th day of February, 2018, as Instrument No. 20180226-0017821 Register of Deed's Office for Davidson County, Tennessee.

This improved property more commonly known as 2616 Tiffany Drive, Nashville, Tennessee 37206.

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

1. Subject to any and all matters of record in Instrument No. Instrument No. 20180226-0017821.

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 30th day of November, 2022.

GRANTOR: THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES

BY: DUSTIN M. HILLIS
TITLE: TRUSTEE

BY: KYAH A. HILLIS
TITLE: TRUSTEE

VIRGINIA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
FAIRFAX

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DUSTIN M. HILLIS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as **THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named **TRUSTEE**, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by singing

WITNESS my hand, at office, on this 30th day of November, 2022.

VY NGOC THANH NGUYEN
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7365413
My Commission Expires Jun 30, 2024

Notary Public

06/30/2024
My Commission Expires

VIRGINIA
STATE OF ~~TENNESSEE~~)
COUNTY ~~OF DAVIDSON~~)
FAIRFAX

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KYAH A. HILLIS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as **THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named **TRUSTEE**, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by singing

WITNESS my hand, at office, on this 30th day of November, 2022.

VY NGOC THANH NGUYEN
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7365413
My Commission Expires Jun 30, 2024

Notary Public

06/30/2024
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, SETH CLIVE, 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 it a true and exact copy of the original document executed and authenticated according to law on 12/01/2022 (date of document).

Affiant Signature

12/01/2022
Date

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this the 1st day of December, 2022

Notary Public

Notary's Seal:

TIMOTHY LEMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/3/2026

☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 *et seq.* (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
Collins Legal, PLC © 2022