This instrument prepared by:
KING, TURNBOW, & SMITH PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Karen Johnson Davidson County
Batch# 950724 DEEDQC
12/12/2022 03:29:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221212-0129063

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $-0-

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Ginger Marie Stitt
Affiant

Sworn to and Subscribed before me on this the 7th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 7-25-23

The preparer of this instrument is not the closing agent pursuant to the Tax Reform Act of 1986.

(With information provided by the parties/without benefit of a Title Search)

Address of New Owners:	**Send Tax Bills To:**	**Map/Parcel Number:**
Ginger Marie Stitt, Trustee, and her successors in trust, under The Ginger Marie Stitt Revocable Living Trust Declaration and Agreement Dated December 7, 2022, and any amendments thereto	SAME	**120-05-144**
407 McDonald Drive		
Nashville, TN 37217		

QUITCLAIM DEED

This instrument made and entered into this the 7th day of December, 2022, by and between, **Ginger Stitt**, Grantor, and **Ginger Marie Stitt, Trustee, and her successors in trust,**

under the Ginger Marie Stitt Revocable Living Trust Dated December 7, 2022, Declaration and Agreement, and any amendments thereto, Grantee.

W I T N E S S E T H:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, **Ginger Stitt**, Grantor, does hereby convey, grant, transfer, remise, and forever quitclaim unto **Ginger Marie Stitt, Trustee, and her successors in trust, under the Ginger Marie Stitt Revocable Living Trust Dated December 7, 2022, Declaration and Agreement, and any amendments thereto**, Grantee, her heirs, and assigns, forever, Grantor's entire right, title, and interest in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 432 on the Plan of Glengarry Park of record in Plat Book 2900, page 72, Register's Office for said County.

SAID Lot No. 432 fronts 158 feet on the northwesterly margin of McDonald Drive and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Joel B. Stitt and spouse, Ginger M. Stitt by Warranty Deed from John R. Downey, unmarried of record in Book 11453, Page 550, Register's Office for Davidson County, Tennessee. And being the same property conveyed by Quitclaim Deed to Ginger Marie Stitt from Joel Brian Stitt of record in Book 20130103-0000591

This is improved property known as: 407 McDonald Drive, Nashville, Tennessee 37217

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

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by preparer as to the accuracy of anything set forth herein.

Witness my hand, this the 7th day of December, 2022.

Ginger Marie Stitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Ginger Marie Stitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 7-25-23

