Karen Johnson Davidson County
Batch# 1003028 DEEDQC
05/15/2023 09:00:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230515-0035825

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Susan D. Saums SUSAN D. SAUMS, AFFIANT Subscribed and sworn to before me, this 12th day of May 2023. Shelley Mason NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SUSAN D. SAUMS, TRUSTEE 307 Blackman Road Nashville, TN 37211	New Owner	Map and Parcel No.: 147 05 0 235.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Susan D. Saums, an unmarried woman, ("Grantor") do hereby quitclaim, transfer and convey unto Susan D. Saums, Trustee of the Susan D. Saums Revocable Trust, created January 13, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 307 Blackman Road, Nashville, Tennessee 37211, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Section Four, Caldwell Country Estates as of record in Plat Book 2854, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Susan D. Saums, an unmarried woman, from Sarah Elizabeth Nichols, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20020227-0024659.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12th day of May 2023..

Susan D Saums

Susan D. Saums, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Susan D. Saums**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of May 2023..

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

