THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
CHRISTINE M. POSEDEL
1318 Poplar Springs Rd
Greeneville, TN 37743

Send Tax Bill to:
New Owner

Map/Parcel Number
081-11-0 178.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24 day of May, 2023.

Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9.21.26

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHRISTINE M. POSEDEL, TRUSTEE OF THE CHRISTINE M. POSEDEL REVOCABLE TRUST,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CHRISTINE M. POSEDEL,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1709 17th Ave N Nashville, TN 37208.

**THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.**

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24 day of May, 2023.

Christine M. Posedel Revocable Trust

BY: _____
Christine M. Posedel, Trustee

Karen Johnson Davidson County
Batch# 1007438 DEEDQC
05/25/2023 09 36 46 AM 2 pgs
Fees $12 00 Taxes $0 00

20230525-0039378

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christine M. Posedel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the trustee of the within named bargainor, a Trust, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Christine M. Posedel as such Trustee.

Witness my hand and official seal this 24 day of May, 2023

My commission expires: 9.21.26

Michelle Martin
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**Exhibit A**

Land in Davidson County, Tennessee, being the West 30 feet of the South 70 feet of Lot No 393 on the Plan D.T. McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 30 feet on the Westerly side of 17th Avenue North, formerly James Street, and runs back between lines 170 feet to an alley.

Being the same property conveyed to Christine M. Posedel, Trustee of the Christine M. Posedel Revocable Trust, by Warranty deed dated 07/18/2022, from Melanie W. Guinn, married, of record in Instrument No. 20220725-0084397, Register's Office for said County.