This Document Prepared By:
Ryan Peacock
Peacock Law, PLLC
625 Main St., Ste 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1012248 DEEDQC
06/07/2023 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230607-0043168

After Recording, Return and
Mail Tax Statements To:
Julia Ann McAninch and Jennifer Paige Holliman, as Co-Trustees
217 Scott Avenue
Nashville, Tennessee 37206

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, JENNIFER PAIGE HOLLIMAN and spouse, JULIA A. MCANINCH, also known as JULIA ANN MCANINCH, as tenants in common with rights of survivorship, the GRANTOR,

Whose mailing address is 217 Scott Avenue, Nashville, Tennessee 37206;

hereby conveys and quitclaims to

JULIA ANN MCANINCH and JENNIFER PAIGE HOLLIMAN, as co-Trustees of the BEAR LIVING TRUST, dated November 11, 2022, the GRANTEE,

Whose mailing address is 217 Scott Avenue, Nashville, Tennessee 37206;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 217 Scott Avenue, Nashville, TN 37206.

Assessor's Parcel Number: 083-06-0-F-002.00 CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 6th day of June, 2023.

JULIA A. MCANINCH

JENNIFER PAIGE HOLLIMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, JENNIFER PAIGE HOLLIMAN AND JULIA A. MCANINCH, 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, at office.

This 10 day of June, 2023.

Kalyn Rachel Kratzer STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires: 7/28/25

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of June, 2023.

Kalyn Rachel Kratzer STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires: 7/28/25

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS AND WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE, OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B as shown on plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Townhomes at Scott, a Horizontal Property Regime with Private Elements, as of record in Instrument 20120419-0033730, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Paige Holliman and Julia A. McAninch, as tenants in common with rights of survivorship, by Warranty Deed from Pinpoint Properties, LLC, a Tennessee Limited Liability Company, of record atInstrument number 20121119-0106651, in the Register's Office for Davidson County, Tennessee, dated November 2, 2012

Certificate of Authenticity

I, Ryan Pancoe, 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 6/6/23.

Affiant Signature

6.06.23
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of June, 2023.

Notary Signature

My Commission Expires: 7/28/25

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY