Karen Johnson Davidson County
Batch# 1012328 DEEDQC
06/07/2023 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230607-0043325

THIS INSTRUMENT PREPARED BY: **Anna E. Vasquez** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $ NONE Nancy Willis Affiant Subscribed and sworn to before me, this 7th day of June, 2023. Lindsay Hamada Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Russell H. Willis, Jr., Co-Trustee Nancy S. Willis, Co-Trustee 107 Bowling Avenue Nashville, TN 37205	SAME	104 05 0 251.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Russell H. Willis, Jr. and spouse, Nancy S. Willis, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a joint revocable trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto Russell H. Willis, Jr. and Nancy S. Willis, Co-Trustees of the Russell and Nancy Willis Trust dated June 7, 2023, as amended from time to time, and to their successors in trust, with full

power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS our hands this 7th day of June, 2023.

Russell H. Willis, Jr.

Nancy S. Willis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby certify that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledged, personally appeared Russell H. Willis, Jr., known to me to be the Grantor described herein and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal on this the 7th day of June, 2023.

Notary Public

My Commission Expires: _____

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy S. Willis, with whom I am personally acquainted, and who acknowledged that each such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 7th day of June, 2023.

Notary Public

My Commission Expires: _____

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 323, on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, Page 174, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 323 fronts fifty (50) feet on the westerly side of Bowling Street and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to Nancy S. Davis by deed from Linda DeMith Conroy, aka Linda DeMith, and husband Curtis Lee Conroy dated December 12, 1991, filed of record in Book 8508, Page 30, said Register's Office.

Also being the same property conveyed to Russell H. Willis, Jr. and wife, Nancy Willis by deed from Nancy S. Davis, n/k/a Nancy Willis dated January 4, 2013, filed of record as Instrument No. 20130122-0006917, said Register's Office.

This is improved property known as 107 Bowling Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Anna E. Vasquez, 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 June 7, 2023.

06/07/23
Date

Anna E. Vasquez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of June 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

