ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL #
The Ozzy Trust c/o Trustee Leslie Newpher Chilton 2007 19th Ave South Nashville, TN 37212	Melinda M. Newpher Life Tenant 2007 19th Ave. South Nashville, TN 37212	Map/ Parcel ID 104-12/164

This instrument prepared by: Connie Allison, Attorney at Law, 725 Cool Springs Blvd., Suite 600, Franklin, Tennessee 37067. Prepared from information furnished by the by the parties hereto without the benefit of a title examination

Karen Johnson Davidson County
Batch# 1014855 DEEDQC
06/14/2023 08 08 25 AM 2 pgs
Fees $12 00 Taxes $0 00

20230614-0045144

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Melinda M. Newpher (hereinafter referred to as "Grantor"), do hereby reserve a life estate myself, and then quitclaim, bargain, sell and convey unto The Ozzy Trust, an Irrevocable Tennessee Grantor Trust, and Trustee Leslie Newpher Chilton (hereafter referred to as the "Grantee"), a certain tract or parcel of improved land in Davidson County, Tennessee, commonly known as 2007 19th Ave. South, Nashville Tennessee, described as follows:

BEING the south half of Lot 32 on the map of the revised plan of George W. Blair's subdivision of Belmont Heights, of record in Book 332 Page 117 in the Registrar's Office of Davidson County, Tennessee Said part of said Lot 32 fronts 50 feet on the west side of 19th Ave. South and runs back between parallel lines 189 feet more or less to an alley, of record in the Registrar's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property previously conveyed from Ruth C. McCabe, Executrix for the Estate of Genevieve Lory Condor Hopkins and conveyed to Melinda M. Newpher by Warranty Deed on March 17, 2000, and recorded on March 28, 2000, of record in Instrument Number ~~20000328003~~ in the Registrar's Office of Davidson County, Tennessee. *20000328-0031733

This conveyance is made subject to any and all covenants, conditions, and all other restrictions found in instruments of record pertaining to this property.

(STATE OF TENNESSEE)
(COUNTY OF WILLIAMSON)
( )
( )
(The actual consideration or value, whichever is greater for this transfer is $0.00.)
( )
( )
(Melinda M. Newpher)
(Affiant Melinda M. Newpher)
( )
(Subscribed and sworn to before me)
(this 30th day of April, 2023.)
( )
(Connie Allison)
(Notary Public)
(My Commission Expires: 4/20/24)
(_____)

CONNIE ALLISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this the 30th day of April 2023.

Melinda M. Newpher
Melinda M. Newpher, Grantor

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Melinda M. Newpher, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Williamson County, Tennessee, on this the 30th day of April 2023.

Connie Allison
Notary Public

CONNIE ALLISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires 4/20/24