Karen Johnson Davidson County
Batch# 1020056 DEEDQC
06/28/2023 11.44 35 AM 3 pgs
Fees $17 00 Taxes $0 00
20230628-0049275

THIS DOCUMENT PREPARED BY

BRIAN S. SHELTON
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE

Affiant

Subscribed and sworn to before me, this 8 day of June, 2023

Notary Public

My Commission Expires 7.7.25

LUCY RALPH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 7, 2025

Address of new owners:

The Avant Residence Trust
dated June 8, 2023
2 Valley Forge Drive
Nashville, TN 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers

116 08 0A 002 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, We, **George R. Avant and wife, Phyllis K. Avant**, hereinafter called the Grantors, have quitclaimed, and by these presents do transfer, convey, release and quitclaim unto **George R. Avant and Phyllis K. Avant, Co-Trustees of The Avant Residence Trust dated June 8, 2023**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' rights, titles and interests in and to real property in the

State of Tennessee 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 instruments of record.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this 8th day of June, 2023.

George R Avant

George R. Avant

Phyllis K Avant

Phyllis K. Avant

STATE OF TENNESSEE }
COUNTY OF
DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George R Avant and Phyllis K Avant, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 8th day of June, 2023

Notary Public

My Commission Expires 1/11/2026

BRIAN S SHELTON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No 2 as shown on the Plan of Sugartree, Phase I, of record in Book 4675, page 141, as amended in Book 4869, page 686, Register's Office for said County, to shcih reference is hereby made.

Being the same property conveyed to George R. Avant and wife, Phyllis K. Avant, by deed of record as Instrument Number 20020802-0092904, Register's Office for Davidson County, Tennessee.

This is improved property known as 2 Valley Forge, Nashville, TN 37205.