This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1021784 **DEEDQC**
07/03/2023 08:22:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230703-0050442

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Michael Banas and Marcia Banas, Trustees of the Banas Joint Revocable Living Trust dated June 9, 2023, and any amendments thereto 1503 Gartland Avenue Nashville, TN 37206	Same as new owner	083 09 0 317.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Michael Banas
AFFIANT

Sworn ~~to and subscribed~~ before me this 9th day of June 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL BANAS** and **MARCIA BANAS**, husband and wife (Grantors), by these present do hereby quitclaim and convey unto **MICHAEL BANAS AND MARCIA BANAS, TRUSTEES OF THE BANAS JOINT REVOCABLE LIVING TRUST DATED JUNE 9, 2023, AND ANY AMENDMENTS THERETO**, (Grantees), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 104 on the Subdivision of the Lindsley 29-acre tract, a plan of which is of record in Book 57, page 66, Register's Office for said County.

Said Lot No. 104 fronts 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael Banas and wife, Marcia Banas, by deed from Mattie Odessa Pickle, of record in Instrument No. 00006203-0000280, Register's Office for Davidson County, Tennessee.

This is improved property located at 1503 Gartland Avenue, Nashville, TN 37206.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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

WITNESS MY HAND this 9 day of June, 2023.

By: _____
MICHAEL BANAS

_____
MARCIA BANAS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Banas and Marcia L. Banas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 9th day of June, 2023.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025