THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

EVA PRIDE, AFFIANT

Subscribed and sworn to before me, this 3rd day of July 2023.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A MASON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES NOVEMBER 3, 2025

Karen Johnson Davidson County
Batch# 1024717 DEEDQC
07/11/2023 09 28 50 AM 2 pgs
Fees $12 00 Taxes $0 00

20230711-0052881

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EVA PRIDE, TRUSTEE 3243 Mexico Drive Nashville, TN 37218	New Owner	Map and Parcel No.: 080 08 0 250.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Eva Pride, ("Grantor") do hereby quitclaim, transfer and convey unto Eva Pride, Trustee of the Eva Pride Revocable Trust, created July 3, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee.

This is improved property known as 3243 Mexico Drive, Nashville, TN 37218, and more particularly described as follows:

Being Lot No. 76 on the Plan of Sec. IV, Bordeaux Hills, as of record in Book 3600, Page 49, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Hinkle Drive, at the corner of Lots 76 and 77; thence with the margin of said Drive, easterly 76.34 feet to a point at the beginning of a curve;

thence around said curve, southeasterly 39.27 feet to a point in the westerly margin of Mexico Drive, thence with the margin of the same, southerly 76.33 feet to the common corner of Lots 75 and 76; thence with the line between said lots, westerly 104.2 feet to the corner of Lot No. 77; thence with the line between Lots Nos. 76 and 77, northerly 100.23 feet to the point of beginning.

Being the same property conveyed to William R. Pride and wife, Eva Pride, from Charles Burton Smith and wife, Patsy S. Smith, by Warranty Deed, recorded in the Register's Office of said county and state at Book 4412, Pages 258-259. William R. Pride having since died, leaving Eva Pride as the sole surviving tenant.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 3rd day of July 2023.

Eva Pride

Eva Pride, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Eva Pride**, the Grantor, 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 and official seal at office, this 3rd day of July 2023.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

