Karen Johnson Davidson County
Batch# 1027120 DEEDQC
07/18/2023 08 20 07 AM 2 pgs
Fees $12 00 Taxes $0 00
20230718-0054988

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 12th day of July 2023.

Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Champion Family Trust 2305 Northview Avenue Nashville, TN 37216	Champion Family Trust 2305 Northview Avenue Nashville, TN 37216	072-10-0V-002.-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Matthew Champion and wife, Hannah Champion, do hereby quitclaim, transfer and convey unto Matthew R. Champion and Hannah R. Champion, as Trustees of the Champion Family Trust dated July 12, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, as established by Declaration of Covenants, Conditions and Restrictions for 2303 & 2305 Northview Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160405-0032373 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Champion and wife, Hannah Champion, from Hannah Staples Champion, by Quitclaim Deed dated April 28, 2023, and recorded on May 11, 2023, as Document No. 20230511-0035041, Register's Office for Davidson County, Tennessee.

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

Property Address: 2305 Northview Avenue, Nashville, Tennessee 37216

Witness my hand this 12th day of July 2023.

Matthew Champion, Grantor

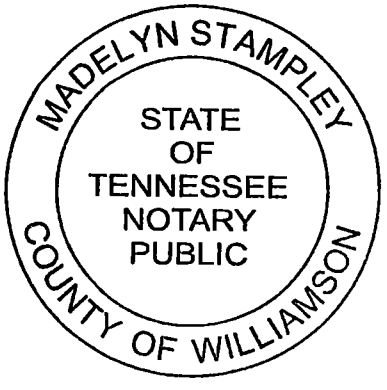
Hannah Champion, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Matthew Champion and Hannah Champion, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, July 12, 2023.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2026