Karen Johnson Davidson County
Batch# 1032883 DEEDQC
08/01/2023 09:41:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230801-0059165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Nancy Dillon Cross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Dillon Cross, Trustee of the Nancy Dillon Cross Revocable Living Trust	**SAME**	**142-16-D-29CO**
(NAME) **2549 Devon Valley Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **NANCY DILLON CROSS, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **NANCY DILLON CROSS, TRUSTEE OF THE NANCY DILLON CROSS REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF NANCY DILLON CROSS, Dated July 24, 2023,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot. No. 48 on the Plan of Devon Valley, Phase II Subdivision, as of record in Book 7900, page 563, Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Evelyn Bedenbaugh by deed dated October 29, 1998 from Robert H. Smith and wife, Mary Ann Smith of record in Book 11182, Page 227, said Register's Office.

Being the same property conveyed to Nancy Dillon Cross, a single person, by Warranty Deed dated September 15, 2009 from Mary Evelyn Bedenbaugh, an unmarried woman, of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20090923-0088576.

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

Previous conveyance of record included in property description.

Unimproved ( )
This is improved (X) property, known as: **2549 Devon Valley Drive, Nashville, Tennessee 37221**

Witness our hands, this the 24th day of July, 2023.

Nancy Dillon Cross

NANCY DILLON CROSS

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 **NANCY DILLON CROSS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 24th day of July, **2023.**

My Commission Expires: 3/3/2026

Notary Public

