This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0** Marcia L. Petrin Affiant Sworn to and subscribed before me this 25th day of July, 2023 Pam Pedrick Notary Public My Commission Expires 5/3/27

PAMELA PEDRICK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 5-3-2027

Karen Johnson Davidson County
Batch# 1040991 DEEDQC
08/22/2023 08:42 01 AM 2 pgs
Fees $12 00 Taxes $0 00
20230822-0065301

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of July, 2023, among:

MARCIA L. PETRIN, UNMARRIED,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARCIA PETRIN, TRUSTEE OF THE JPM FAMILY TRUST DATED JULY 25, 2023,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Sunrise Heights Addition, of record in Plat Book 421, Page 2, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcia L. Petrin, unmarried, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated November 25, 2009 and recorded December 1, 2009 at Instrument No. 20091201-0109761 in said Register's Office for Davidson County, Tennessee.

This is improved property is situated at 417 Elgin Street, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Marcia L. Petrin.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Marcia L. Petrin

Marcia L. Petrin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Marcia L. Petrin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 25th day of July, 2023

Pam Pedrick

Notary Public
My Commission Expires: 5/3/27

Owner Name & Property Address:

Marcia Petrin, Trustee
JPM Family Trust dated July 25, 2023
417 Elgin Street
Nashville, TN 37211

Responsible Party For Taxes:

Marcia Petrin, Trustee
JPM Family Trust dated July 25, 2023
417 Elgin Street
Nashville, TN 37211

Tax Map and Parcel: 13301032600

PAMELA PEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2027