Karen Johnson Davidson County
Batch# 1043650 DEEDQC
08/29/2023 08 27 13 AM 2 pgs
Fees $12 00 Taxes $0 00
20230829-0067430

Lat This instrument was prepared by
Jelks Law, PLLC
P O Box 8514
Chattanooga, TN 37414

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NUMBER.
Ty M. Ishmael, Trustee 527 Wesley Avenue Nashville, TN 37207	SAME	071 08 0 205.00

QUITCLAIM DEED

Grantor, Ty M. Ishmael, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Ty M. Ishmael, Trustee, or his successors in interest, of the Ty M. Ishmael Revocable Living Trust dated August 24, 2023, and any amendments thereto, all of their rights, title, and interest in the following property commonly known as 527 Wesley Avenue, Nashville, Tennessee, 37207 with the following legal description:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Joywood Heights Section 1 of record in Plat Book 1130, page 91, Register's Office for said County, to which reference is made for a more complete description.

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

Prior title may be found in Book 10135, Page 372, in the Register's Office of Hamilton County, Tennessee.

Grantor's wife, Charlene Y. Ishmael, is listed on the prior deed as owning the property jointly with Grantor. Charlene Y. Ishmael died on May 1, 2019 making Grantor the sole owner of the property.

Grantor and Grantee acknowledgse that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

Ty M. Ishmael, Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Ty M. Ishmael, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 24th day of August, 2023.

Notary Public

AMANDA N. JELKS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES MAY 11, 2025

OATH OF VALUE

We hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Ty M. Ishmael, Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Ty M. Ishmael, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 24th day of August, 2023.

AMANDA N. JELKS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES MAY 11, 2025

Notary Public