PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:

Karen Johnson Davidson County
Batch# 1051150 DEEDQC
09/18/2023 11:28:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230918-0073022

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd., Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

After recording, mail document
Name: Anthony and Angela Ewing (Both Grantor/Grantee)
Address: 1131 Tuckahoe Drive Nashville, Tennessee 37207
And tax statements to:
Mr. Copper (Mortgagor)
P.O. Box 9225
Coppell, TX 75019

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective 6-7-2023 (the "Effective Date") between the following Grantors (the "Grantor): **Anthony and Angela Ewing** a **married couple** whose mailing address is: 1131 Tuckahoe Drive Nashville, Tennessee 37207. And the following Grantee (the "Grantee"): **THE JOINT REVOCABLE LIVING TRUST OF ANTHONY AND ANGELA EWING** a **JOINT LIVING TRUST** whose mailing address is: 1131 Tuckahoe Drive Nashville, Tennessee 37207

WITNESSETH, That the Grantors, for an in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors have, if any,

in the real property (the "Property") located in Nashville, Tennessee, and more particularly described as the following:

Mailing Address
1131 Tuckahoe Drive Nashville, Tennessee 37207

Legal Description

Land in Davidson County, Tennessee, being Lot No. 138 on Plan of Bellshire Estates, Section V, or record in Book 2133, page 114, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 138 fronts 97.1 feet on the southerly margin of Tuckahoe Drive and runs back 231.8 feet on the easternly line and 209.6 feet on the westerly line to a dead line, measuring 89.1 feet thereon.

Being the same property conveyed to George R, Nimmo and wife, Susan Nimmo by deed from James W. Bearden and wife, Shelia s. Bearden, or record in Book 6053, Page 738, Register's Officer for said County.

Current Source of Title
Book 10502
Page 959

Map- Parcel Numbers

MAP 41-16
PARCEL 29

The Property will be held as: (Check one)

__ Sole ownership
__ Joint tenancy
__ Tenancy in common
_X_ **Tenancy by the entirety**
__ SUBJECT to the following: _____NA_____ [Exceptions]

Homestead (Check one)
_X_ **The Property is the Homestead of the Grantors**
__ The Property is NOT the homestead of the Grantors
__ Not applicable

~~TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.~~ ACE

Transfer Tax (Check one)
__ Grantor declares that the documentary transfer tax is $_____, computed on the full consideration or value of the property conveyed.
_X_ Grantor declares that the transfer is EXEMPT from any documentary transfer of taxes.

EXECUTED this Seventh (7) day of June, 20 23.

[SIGNATURE PAGE TO FOLLOW]

Anthony W Ewing
Grantor/ Grantee: Anthony Ewing (Signature)

Anthony W Ewing
Grantor/ Grantee Anthony Ewing (Print name)

Angela C. Ewing
Grantor/ Grantee Angela Ewing (Signature)

Angela C. Ewing
Grantor/ Grantee: Angela Ewing (Print name)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this day, personally appeared before me, Angela Ewing Anthony Ewing, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 7th day of June, 20 23.

Notary's Public Signature
(Date)

3/9/2027
My Commission Expire

NANCY SOTO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY