Karen Johnson Davidson County
Batch# 1056493 DEEDQC
10/03/2023 11:34:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231003-0077681

RECORDING REQUESTED BY:

Virginia Ridgers

AND WHEN RECORDED MAIL DOCUMENT and TAX DOCUMERNTS TO:

Virginia Ridgers
2707 Noonan Drive
Nashville, TN 37206

Prepared By:
Sharon Meyers

APN: 083-15-0-109.00

THIS INSTRUMENT WAS PREPARED BY
Sharon Meyers
6399 Fairlane Drive, Oakland, CA 94611-1811

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that

Grantor: VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS, a single woman,

transfers and conveys to

Grantee: VIRGINIA RIDGERS, TRUSTEE, VIRGINIA RIDGERS 2021 TRUST DATED MARCH 29, 2021,

all right, title, interest and claim to the following real property in Davidson County, Nashville, Tennessee, described as follows:

Property having Lot No. 127 on the plan of Fortland Park, Section Two, Addition One, of record in Book 2854, page 85, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Noonan Drive, the common corner of Lots Nos. 125 and 127; thence northerly along the easterly margin of said Drive, 107.81 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 25 feet, 37.52 feet to a concrete monument in the southerly margin of Noonan Court; thence easterly along the southerly margin of Noonan Court, 64.85 feet to a point, the common corner of Lots Nos. 127 and 128; thence southerly 155.8 feet along the line between said two lots, to a point in the northerly line of Lot No. 125; thence north 65° 15' west 109.8 feet to the point of beginning.

Being the same property conveyed to VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS, an unmarried woman, by Quit Claim Deed from VIRGINIA RIDGERS, TRUSTEE, VIRGINIA RIDGERS TRUST 2021 DATED MARCH 29. 2021, of record in Instrument # 20210601-0073174, Register's Office in Davidson County, Tennessee.

This is improved property known as 2707 Noonan Drive, Nashville, Tennessee 37206.

The actual consideration or value, whichever is greater, for this transaction is $0.00.

Virginia Ridgers
(Grantor's Signature)

VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS
(Grantor's Printed Name)

Virginia Ridgers
(Grantee's Signature)

VIRGINIA RIDGERS, Trustee, VIRGINIA RIDGERS 2021 TRUST
(Grantee's Printed Name)

Signed in our presence:

(Witness Signature #1)

Hilary Miller
(Witness Printed Name #1)

Silvana Solis
(Witness Signature #2)

Silvana Botera
(Witness Printed Name #2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
V. Ridgers, Affiant
Subscribed and sworn before me this the
3 Day of Oct., 2023
Abby Goodman, Deputy Register

TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee)
) ss.
County of Davidson)

The foregoing Quit Claim Deed was acknowledged before me on 29, September, 2023, by Virginia Ridgerss, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of her free and voluntary act and deed.

IN WITNESS WHEREOF TO THIS QUIT CLAIM DEED, I set my hand and seal.
Signed, sealed and delivered in the presence of:

Notary's Signature

Adam Elfrink
Notary's Printed Name

My Commission Expires: 05/09/2026

ADAM ELFRINK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY