This Instrument Prepared By and Returned To
Kevin D Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1058969 DEEDQC
10/09/2023 10 41 18 AM 2 pgs
Fees: $12 00 Taxes $0 00
20231009-0079235

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Emily Kay DeFord 6407 Currywood Drive Nashville, TN 37205	SAME	09114021800

I, **Emily K. DeFord**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Emily Kay DeFord, Trustee of the Emily Kay DeFord Living Trust UAD August 16, 2023,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of the RESUBDIVISION OF LOTS 1 THROUGH 4 OF THE R.W. TURNER SUBDIVISION, of record in Instrument No 20150622-0059500, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily K DeFord, by Deed of record in Instrument No. 20160216-0014436, Register's Office for Davidson County, Tennessee.

And

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of the Resubdivision of Lot N 3 and a portion of Lots 1 and 2 of Plat of a subdivision of Lots 1 and 2 of R.W Turner Subdivision of record in Instrument No. 20080404-0034389, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily K DeFord, by Deed of record in Instrument No. 20080612-0060707, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 of a Re-Subdivision of Lot Nos 1 and 2 of R.W Turner Subdivision of record in Book 2748, page 322, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Emily K DeFord by deed of record in Instrument No. 20051104-0133972, Register's Office for Davidson County, Tennessee.

This is improved property known as 5409 Charlotte, Nashville, TN 37209

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of August, 2023

Emily K DeFord
EMILY K. DEFORD

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 Emily K. DeFord, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal on this 16th day of August, 2023.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires 10/2/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Emily Kay DeFord
Affiant

Subscribed and sworn to before me, this the 16th day of August, 2023.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23