Karen Johnson Davidson County Batch# 1060803 DEEDQC 10/16/2023 11:06:40 AM 2 pgs Fees. $12.00 Taxes $0.00 20231016-0080856	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2023 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lori England Hastings, Trustee of the Gail W. England Family Trust	**SAME**	**091-09 0 078.00**
(NAME) **6005 Robertson Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **GAIL W. ENGLAND, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **LORI ENGLAND HASTINGS, Trustee of THE GAIL W. ENGLAND FAMILY TRUST** established by **THE GAIL W. ENGLAND FAMILY TRUST AGREEMENT, Dated** September 29, 2023, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Lot No. 4, which is the easterly 60 feet of the westerly 70 feet of Lot No. 9 on the Plan of T M. Nell's Subdivision of Lots 18, 19 and 20 B. F Cockrill's Land, as of record in Book 421, page 63, Register's Office for said County

Said part of Lot No 4 fronts 60 feet on the southerly side of Robertson Avenue and runs back between parallel lines 217.8 feet to a dead line

Being the same property conveyed to Andrew J England and wife, Gail England, by deed from Joe Herbert England and wife, Peggy Jo Ann England, of record in Book 4628, page 914, register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Virginia W. England by quitclaim deed from Andrew J. England, Jr , dated February 27th, 1987, recorded on March 10th, 1987, of record in Book 7163, Page 921, Register's Office for Davidson County, Tennessee

Virginia W. England, Gail England, and Gail W. England are one and the same person for purposes of this transaction.

Andrew J. England and Andrew J England, Jr are one in the same person for purposes of this transaction

This property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property

The previous derivation clause has been included in this legal description for reference

Unimproved ( )
This is improved (X) property, known as: **6005 Robertson Avenue, Nashville, TN 37209.**

Witness our hands, this the 29th day of September, 2023

Gail W. England
GAIL W. ENGLAND

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 **GAIL W. ENGLAND** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 29th day of September, **2023.**

My Commission Expires 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026