Address New Owner	Map-Parcel Numbers	Send Tax Bills To:
Trotman Family Trust u/a dated October 3, 2023 228 Leonard Avenue Nashville, Tennessee 37205	**Map/Parcel 104 13 0 074.00**	**Trotman Family Trust u/a dated October 3, 2023 228 Leonard Avenue Nashville, Tennessee 37205**
This instrument prepared by Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Drew Trotman and Susan. S. Trotman**, husband and wife and as tenants by entirety (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to the **Trotman Family Trust u/a dated October 3, 2023** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **228 Leonard Avenue, Nashville, Tennessee 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

Karen Johnson Davidson County
Batch# 1060853 DEEDQC
10/16/2023 12:11 11 PM 3 pgs
Fees $17 00 Taxes $0 00

20231016-0080922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 31d day of October, 2023

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7.7.25

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brett Carter or Carter Shelton Jones, PLC perform a title examination; and that neither Brett Carter nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 3rd day of October, 2023

Drew Trotman

Susan S. Trotman

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 **Drew Trotman and Susan S. Trotman, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, on this the 3rd day of October, 2023

Notary Public

My Commission Expires
7.7.25

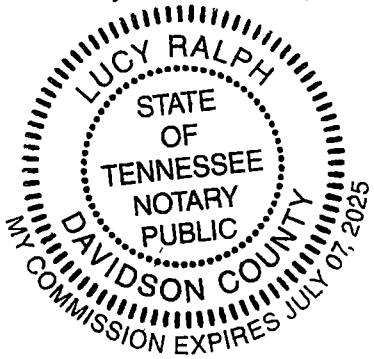


EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 19 on the map of Myrtlewood of record in Plat Book 547, page 106 Register's Office for said County.

SAID Lot No. 19 fronts 60 feet on the easterly margin of Leonard Avenue and extends back between parallel lines 213 feet 6 inches to a dead line.

BEING the same property conveyed to Thomas B. Newton and wife, Shirley K. Newton by deed from Gladys Anderson Ragland, remaining heir-at-law of Jennie Smith Anderson, deceased of record in Book 4282, Page 4, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Drew Trotman and spouse, Susan S Trotman by Warranty Deed from Thomas B Newton and spouse, Shirley K Newton, of record in Book 11611, Page 377-379, in the Register's Office for Davidson County, Tennessee, dated July 29, 1999 and recorded on August 9, 1999

The Description is the same as that used in the last deed prior to this transaction

This conveyance is subject to The Plan, with Owner's Certificate, of record in Plat Book 547, Page 106, in the Register's Office for Davidson County, Tennessee