THIS INSTRUMENT PREPARED BY:

Brian S. Shelton
Carter Shelton Jones, PLLC
2021 Richard Jones, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1069671 DEEDQC
11/08/2023 08:42:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231108-0087251

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2023.

Notary Public

My Commission Expires: 4.7.25

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 4.7.2025

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Gina D. Ball, Trustee of the Gina D. Ball Revocable Trust dated November 1, 2023 3728 West End Avenue Nashville, TN 37205	-SAME-	104 09 0 130.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Gina Doreen Ball** (the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims unto **Gina D. Ball, Trustee of the Gina D. Ball Revocable Trust dated November 1, 2023,** all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Quitclaim

Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton 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.

WITNESS my hand this 1st day of November, 2023.

Gina Doreen Ball

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gina Doreen Ball, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of Nov., 2023.

My Commission Expires: 1/11/2026

Notary Public

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 19, Block 7; in Division A on the Plan of Richland Realty Company of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate descripition.

Being the same property conveyed to Gina Doreen Ball by deed of record as Instrument Number 20220817-0093317, Register's Office for Davidson County, Tennessee.

This is improved property known as **3728 West End Avenue, Nashville, TN 37205.**

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.