Karen Johnson Davidson County
Batch # 1079958 DEEDQC
12/08/2023 08:52:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231208-0094801

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 29th day of November 2023.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Ian Prunty and Stephanie Kallab Living Trust 228 Chapel Avenue Nashville, TN 37206	Ian Prunty and Stephanie Kallab Living Trust 228 Chapel Avenue Nashville, TN 37206	083-06-0-100.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ian Prunty and Stephanie Kallab, husband and wife, do hereby quitclaim, transfer and convey unto Ian Prunty and Stephanie Kallab, as Trustees of the Ian Prunty and Stephanie Kallab Living Trust dated November 29, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of (Partition) of Lot 61 and Part of Lot 60, Beaumont Place of record in Instrument Number 20130711-0071529 (revising Plat Book 332, page 38), 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 Ian Prunty and Stephanie Kallab, husband and wife, from Charles Durham Pettigrew and wife, Sarah G. Pettigrew, by Warranty Deed dated August 24,

2017, and recorded on August 29, 2017, as Document No. 20170829-0088628, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 228 Chapel Avenue, Nashville, Tennessee 37206

Witness my hand this 29th day of November 2023.

Ian Prunty, Grantor

Stephanie Kallab, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Ian Prunty and Stephanie Kallab, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, November 29, 2023.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2025