Karen Johnson
Batch # 1080525
12/11/2023 12:33:09 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20231211-0095368

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
SHIRLEY O. CARUTHERS AND THOMAS J. CARUTHERS LIVING TRUST Dated October 31st, 2023.
SHIRLEY O. CARUTHERS AND THOMAS J. CARUTHERS
Trustees
1724 7th Avenue North
Nashville, Tennessee, 37208

SEND TAX BILL TO:
Same

MAP/PARCEL:
081 08 0 404.00

TRUSTEES'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

SHIRLEY O. CARUTHERS AND THOMAS J. CARUTHERS, married individuals, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves to the SHIRLEY O. CARUTHERS AND THOMAS J. CARUTHERS LIVING TRUST Dated October 31st, 2023, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

TRACT 1: Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 197 and the northerly 40 feet of Lot No. 199 on the plan of the North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for said County.

Said parts of Lots Nos. 197 and 199 front together 65 feet on the easterly side of 7th Avenue North, formerly Vine Street, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Thomas J. Caruthers and wife, Shirley O. Caruthers by installment deed from A.J. Dyer and wife, Gladys M. Dyer, (aka Gladys Marie Kelly Dyer) of record in Book 4605 pages 183 – 186, said Register's Office. Said installment deed was released of record in Book 5893 page 478.

The property is commonly known as 1724 7th Avenue North, Nashville, Tennessee, 37208.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

Scrivner's Note: *The previous deed also referenced:*

TRACT 2: *Land in Davidson County, Tennessee, being parts of Lots. Nos. 195 and 197 of the North Nashville Real Estate Company's Plan of Lots as of record in Book No. 21, Page 105, Register's Office for Davidson County, Tennessee.*

Said Lots Nos. 195 and 197 or parts thereof, adjoin and together front forty (40) feet on the Easterly side of 7th Avenue North, formerly North Vine Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Thomas J. Caruthers and wife, Shirley O. Caruthers by installment deed from A.J. Dyer and wife, Gladys M. Dyer, record in Book 4605 page 183 – 186, said Register's Office. Said installment deed was released of record in Book 5893 page 478.

TRACT 2 was sold by Thomas J. Caruthers and wife, Shirly O. Caruthers to Philip W. Kendrick and wife Karen G. Kendrick and Mason Herron, married, by Warranty Deed of Record in Instrument # 20140711-0061195, dated June 30th, 2014 and filed July 11th, 2014, Register's Office of Davidson County, Tennessee. Therefore, TRACT 2 is no longer included in this property.

Additionally, the sole purpose of this conveyance is to transition this property from individual ownership to trust ownership with the previous listed owners as trustees.

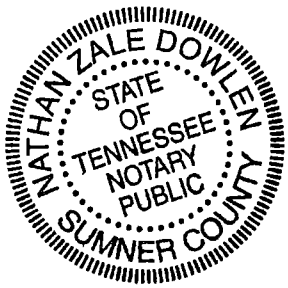
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I, the above listed grantor conveys my interest in the real property to the SHIRLEY O. CARUTHERS AND THOMAS J. CARUTHERS LIVING TRUST Dated October 31st, 2023,

Shirley O. Caruthers
SHIRLEY O. CARUTHERS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th day of December 2023.



NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

***

I, the above listed grantor conveys my interest in the real property to the SHIRLEY O. CARUTHERS AND THOMAS J. CARUTHERS LIVING TRUST Dated October 31st, 2023,

Thomas J. Caruthers
THOMAS J. CARUTHERS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th day of December 2023.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above-listed grantor, convey my interest in the real property to the SHIRLEY O. CARUTHERS AND THOMAS J. CARUTHERS LIVING TRUST Dated October 31st, 2023.

Shirley O. Caruthers
SHIRLEY O. CARUTHERS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th day of December 2023.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

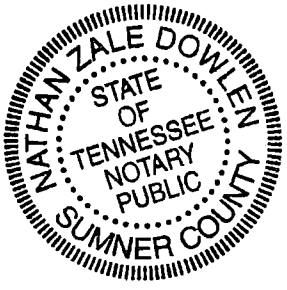
***

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above-listed grantor, convey my interest in the real property to the SHIRLEY O. CARUTHERS AND THOMAS J. CARUTHERS LIVING TRUST Dated October 31st, 2023.

Thomas J Caruthers
THOMAS J. CARUTHERS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th day of December 2023.



NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.