Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Barry Todd Nelson and Mary Beth Nelson, Co-Trustees 4107 Nebraska Avenue Nashville, TN 37209	**103 04 0 388.00**	**SAME**
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, **Barry Todd Nelson and Mary Beth Nelson, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Barry Todd Nelson and Mary Beth Nelson, Co-Trustees of the Nelson Family Revocable Trust dated December 6, 2023** (the "Grantees"), Grantees' 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 **4107 Nebraska Avenue, Nashville, TN 37209**.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 6th day of December, 2023.

Notary Public
My Commission Expires: 7-7-25

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

Karen Johnson
Batch # 1083494
12/19/2023 08:52:05 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231219-0097584

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones 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.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 6th day of December, 2023.

BARRY TODD NELSON

MARY BETH NELSON

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 **Barry Todd Nelson and Mary Beth Nelson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 6th day of December, 2023.

Notary Public

My Commission Expires:
7.7.25

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

EXHIBIT A

(Legal Description of the Property)

Being the West half of Lot Number Fifty Four (54) on the Map of West End Annex, of record in Book 332, Page 61 in the Register's Office for Davidson County, Tennessee. Said part of said lot 54 on the Map of West End Annex, fronts 50 feet on the Southerly side of Nebraska Avenue and runs back between parallel lines 157.9 feet to an alley.

BEING the same property conveyed to Barry Todd Nelson and Mary Beth Nelson, husband and wife (as tenants by the entirety) from Mary Beth Nelson, by warranty deed filed for record on December 19, 2023, Instrument Number 20231219 0097583, as of record in the Register's Office for Davidson County, Tennessee.