Karen Johnson Davidson County
Batch # 1092303 DEEDQC
01/23/2024 10:37:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0003923

THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.:
Sandra S. LaFave, Trustee The Sandra S. LaFave Revocable Living Trust 7137 Holt Run Drive Nashville, TN 37211	Sandra S. LaFave, Trustee The Sandra S. LaFave Revocable Living Trust 7137 Holt Run Drive Nashville, TN 37211	180-030A-123.00-CO

This QUITCLAIM DEED, made and entered into this the 14 day of December, 2023, and between Sandra S. LaFave (hereinafter referred to as Grantor), and Sandra S. LaFave, Trustee, of THE SANDRA S. LAFAVE REVOCABLE LIVING TRUST DATED DECEMBER 14, 2023, hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, and transfer unto the Grantee any and all interest in which the Grantor has in the following described property, situated in the city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Three, Stone Creek Park of record in Plat Book 9700, Page 956, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

DERIVATION CLAUSE: Being the same property conveyed to Gary Francis LaFave and Sandra Sue LaFave, husband and wife, as Tenants by the Entirety by WARRANTY DEED from Richard A. Warren, Sr. and wife, Kathleen Ann Warren, recorded as Instrument No. 20141120-0106988, in the Davidson County Register of Deeds Office, Tennessee on November 20, 2014. Sandra Sue LaFave (one and the same person as Sandra S. LaFave) acquired sole title to such property, by operation of law, upon the death of her husband, Gary Francis LaFave, on July 3, 2022.

This is improved property known as: **7137 Holt Run Drive Nashville, TN 37211.**

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

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14 day of December, 2023.

Sandra S. LaFave

Sandra S. LaFave

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 14 day of December, 2023.

Sandra S. LaFave
Affiant

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sandra S. LaFave, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 14 day of December, 2023.

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025