Karen Johnson
Batch # 1103421
02/22/2024 08:42:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240222-0012065

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENNESSI
COUNTY OF WILLIA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF February, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles Trusty and Christopher P. Trusty
3416 Luna Court
Nashville, TN 37211

SEND TAX BILLS TO:
Charles Trusty
3416 Luna Court
Nashville, TN 37211

MAP – PARCEL NUMBERS
148-02-0044.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Charles Trusty**, do hereby remise, release and quitclaim unto **Charles Trusty and Christopher P. Trusty**, as joint tenants with right of survivorship, their successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the plan of Luna Heights, Section Three, as of record in Plat Book 2900, Page 138, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 84 fronts 71.6 feet on the southwesterly side of the terminus of Luna Court and extends back 327.0 feet on the easterly line and 127.0 feet on the northerly line 61.0 feet on the southerly rear line, and 410.0 feet on the westerly of rear line along the easterly margin of the proposed interstate highway.

Being the same property conveyed to Charles Trusty, by Warranty Deed from John H. Jennings, dated May 18, 2004, and recorded in Instrument No. 20040525-0061213, Register's Office for Davidson County, Tennessee.

This is improved property known as 3416 Luna Court, Nashville, TN 37211.

WITNESS my hand this 15 day of February, 2024.

Charles Trusty

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named **Charles Trusty**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Williamson County, Tennessee, this 15 day of February, 2024.

Notary Public

My Commission Expires: 5-6-2026

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.