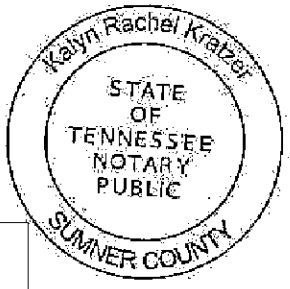
THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant



SUBSCRIBED AND SWORN to before me, this the 1st day of March, 2024.

Notary Public
My Commission Expires: 7/28/25

Karen Johnson Davidson County
Batch# 1107309 DEEDQC
03/04/2024 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014978

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Louise Sullivan, Trustee **1009 Drummond Drive** **Nashville, TN 37211**	**Louise Sullivan, Trustee** **1009 Drummond Drive** **Nashville, TN 37211**	**119-16-21**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Louise E. Sullivan, also known as Louise Sullivan,** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Louise Sullivan, Trustee of the Henry Living Trust, dated March 1, 2024** ("Grantee"), her heirs and assigns, all of her right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, State of Tennessee, Being Lot No. 30, on the Plan of Battlewood, Section 4, as of record in Book 3106, Page 63, Register's Office for said County, to which Plan reference is made for a more complete description thereof.

Said Lot No. 30 fronts 163 feet on the northerly side of Drummond Drive and extends back 222.04 feet on the westerly line and 293.87 feet on the easterly line, to a dead line, measuring 155 feet thereon.

BEING the same property conveyed to Louise E. Sullivan, by Warranty Deed from The Estate of Frances O. Wauford Derryberry, of record at Instrument number 00009665-0000186, in the Register's Office for Davidson County, Tennessee, dated 4th of May, 1995.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1009 Drummond Drive, Nashville, TN 372113.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 1st day of March, 2024.

GRANTOR:

Louise Sullivan

Louise Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of March, 2024, before me personally appeared Louise Sullivan, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 1st day of March, 2024.

Kalyn Rachel Kratzer

Notary Public
My commission expires: 7/28/25

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Peacock, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 1, 2024.

In witness whereof, Affiant has caused this instrument to be executed on this the 1st day of March, 2024.

Ryan Peacock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of March 2024.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachiel Kraizer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY