Karen Johnson
Batch # 1107388
03/05/2024 08:23:39 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240305-0015086

This instrument was prepared by
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Janie M. Skaggs, Trustee Janie M. Skaggs Living Trust dated July 27, 2022 3710 Faulkner Drive Nashville, TN 37211	Same	161-03-0-113.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Janie M. Skaggs, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Janie M. Skaggs, Trustee, or her successors in interest of the Janie M. Skaggs Living Trust, dated July 27, 2022, and any amendments thereto,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of McMurray Meadows, Section Two, as of record in Plat Book 4955, page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property which vested in Janie M. Skaggs after the death of Tina Rena Majors, pursuant to that Affidavit of Heirship attested to by Tyrone Laird and Lori Cammack Crues, of record in Instrument No. 20230410-0025571, Register's Office for Davidson County, Tennessee.

Being the same property Kathleen M. Petty, unmarried, conveyed her 50% interest in said realty to Tina R. Majors, unmarried, by Quitclaim Deed of record dated March 4, 1996, and recorded March 7, 1996, of record in Book 9972, Page 79, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tina R. Majors and Kathleen M. Petty by deed from Anchor Investments, a Partnership, composed of Lester E. Lockhart, Jr. and Phillp R. Darby, of record in Book 9367, Page 16, in the Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded Affidavit of Heirship.

This is improved property known as 5124 Parishwood Court, Nashville, TN 37211.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 7th day of February, 2024

Janie M. Skaggs

Janie M. Skaggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **Janie M. Skaggs**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

Witness my hand, at office, this 7th day of February, 2024

T. Kanaka Durga

Notary Public
My Commission Expires: Nov 8th, 2027

TEKANAKA DURGA
Notary Public
State of Tennessee
My Commission Expires November 08, 2027
DAVIDSON COUNTY, TENNESSEE