THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
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NASHVILLE, TN 37215-8129
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Karen Johnson
Batch # 1111382
03/15/2024 08:14:18 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240315-0017843

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration or value for this transfer, whichever is greater is $0.

Virginia Trotter Betts
Grantor

Sworn to and subscribed by me, this 13 day of March, 2024.

J. D. Dillon
Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Virginia T. Betts, Trustee		116 12 OD
537 Armistead Place	Same	Parcel 537
Nashville, TN 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, VIRGINIA T. BETTS, (also known as VIRGINIA TROTTER BETTS), a single person, (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto VIRGINIA TROTTER BETTS, TRUSTEE OF THE VIRGINIA TROTTER BETTS 2024 REVOCABLE TRUST AGREEMENT DATED March 13, 2024, (hereinafter "Grantee"), its successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 537 on the Plan of Burlington Condominiums, Phase III, as of record in Book 6250, page 103, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, Said Unit 537 is conveyed subject to the restrictions and Master Deed applicable to Burlington Condominiums as of record in said Registers office.
>
> Being the same property conveyed to Virginia T. Betts, an unmarried person, by Warranty Deed from Fred L. Scrutchfield and wife, Dale D. Scrutchfield dated October 28, 2003 as of record at 20031103-0161081 Registers Office for Davidson County, Tennessee
>
> This is improved property known as 537 Armistead Place..

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(F).**

WITNESS MY HAND this 13 day of March, 2024.

Virginia T. Betts

VIRGINIA T. BETTS, (also known as VIRGINIA TROTTER BETTS), Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, VIRGINIA T. BETTS, (also known as VIRGINIA TROTTER BETTS), the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13 day of March, 2024.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

J. David Dillon

Notary Public
My Commission Expires: 3/9/2027