Karen Johnson
Batch # 1114402
03/22/2024 03:55:20 PM
Fees: $32.00 Taxes: $0.00

Davidson County
DEEDQC
6 pgs

20240322-0020258

Prepared By:
Trion Legacy Trust

After Recording Return To:
525 Royal Parkway #292472
Nashville, Tennessee 37229

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 , **Affiant**
Subscribed and sworn before me this the
22 **Day of** March , 2024.
Julia Rivera, **Deputy Register**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 27, 2023 THE GRANTOR(S),

1917 South Hamilton Road, LLC ("Grantor"), Kenon Ewing, Member

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Trion Legacy Trust, ("Grantee") Kenon Ewing, Trustee, residing at 525 Royal Parkway #292472, Nashville, Davidson County, Tennessee 37229

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 07013005500

Mail Tax Statements To:
Trion Legacy Trust
525 Royal Parkway #292472
Nashville, Tennessee 37229

[SIGNATURE PAGE FOLLOWS]

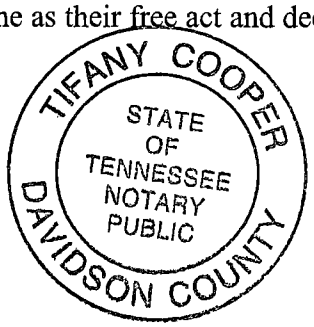
Grantor Signatures:

DATED: 3/22/2024

Kenon Ewing, Member, on behalf of 1917 South Hamilton Road, LLC

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 22 day of March, ____, before me personally appeared Kenon Ewing, Member, on behalf of 1917 South Hamilton Road, LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public

Universal Banker
Title (and Rank)

My commission expires 03092027

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: _____

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

This Instrument prepared by: Kenon Ewi

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Kenon Ewing on this the 17 day of June, 2022 for and in consideration of the sum of $0 Dollar(s), do(es) hereby bargain, sell, release, remise, quit claim and convey unto 1917 South Hamilton Road, LLC all right, title and interest in and to the following described real estate, to wit:

BEING Lot No. 4, on the Plan of G.T. Sheegog Subdivision at Bordeaux, Block 1, of record in Book 421, Page 191, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenon Ewing by Deed recorded 20040816-0098663.

This Conveyance is made subject to: (1) 2022 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record, in Book 421, Page 191; and (3) Easement to the State of Tennessee of record in Book 5880, Page 46, said Register's Office

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions, and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1917 S. Hamilton Road, Nashville, TN, 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered, unless otherwise herein set forth; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 17 day of June, 2022.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kenon Ewing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 17th day of June, 2022

Public My commission expires: 11/8/2022

YOLANDA SAUCEDO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Affiant

STATE OF TENNESSEE
COUNTY OF _____

Subscribed and sworn before me this the _____ day of _____, 20___.

Notary

Public My commission expires:

The following information is not a part of this Deed:

Property Address:	1917 South Hamilton Road Nashville, TN, 37218
Owner's Name and Address	1917 South Hamilton Road, LLC 525 Royal Parkway #292472 Nashville, TN, 37229-4067
Parcel Number	07013005500
Mail Tax Bills to:	525 Royal Parkway #292472 Nashville, TN, 37229-4067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn before me this the 17 Day of June, 2022.

Brandi Wurz, Deputy Register