Karen Johnson Davidson County
Batch # 1114511 DEEDQC
03/25/2024 10:00:27 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240325-0020384

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
25 **Day of** March, 2024.
_____, **Deputy Register**

This Instrument Prepared By: Rae Danielle Talley at 2505 Oakland Ave, Christopher Read Talley at 2505 Oakland Ave, Nashville, TN 37212, USA

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Rae Danielle Talley, of 2505 Oakland Ave and Christopher Read Talley, of 2505 Oakland Ave, Nashville, TN 37212, USA, a married couple, (collectively the "Grantor"), for and in consideration of 10 (ten) Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Christopher Read Talley and Rae Danielle Talley as trustees of Talley Joint Revocable Trust, dated July 28, 2023, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

2505 Oakland Ave Nashville, TN 37212
PT LOT 196 BELMONT LAND CO.

Being all or part of the same property described in the County Register's Deed book 421, Page 34

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

VOT

IN WITNESS WHEREOF the Grantor has executed this instrument this 7th day of March, 2024.



Signed in the presence of:

Witness signature

Witness name

Rae Danielle Talley

Christopher Read Talley

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Micah Williams, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Rae Danielle Talley, and Christopher Read Talley, known to me (or proven to me on the basis of satisfactory evidence) to be the persons described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 21 day of March, 24.

Micah Williams

Notary Public, the State of Tennessee

County of _____

My commission expires: _____

MICAH ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-08-2025
DAVIDSON COUNTY

Spousal Acknowledgement

I, Rae Danielle Talley of 2505 Oakland Ave, spouse of Christopher Read Talley, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Micah Williams, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Rae Danielle Talley, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 21 day of March, 24.

_____

Notary Public, the State of Tennessee

County of _____

My commission expires: _____

MICAH ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-08-2025
DAVIDSON COUNTY

Spousal Acknowledgement

I, Christopher Read Talley of 2505 Oakland Ave, Nashville, TN 37212, USA, spouse of Rae Danielle Talley, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Rae Talley

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Micah Williams a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Christopher Read Talley, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 21 day of March, 24.

Micah Williams

Notary Public, the State of Tennessee

County of _____

My commission expires: _____



Register's Fee $ _____

Mail Tax Notice to: Christopher Read Talley as trustee of Talley Joint Revocable Trust, 2505 Oakland Ave, Nashville, TN 37212, USA; Rae Danielle Talley as trustee of Talley Joint Revocable Trust, 2505 Oakland Ave, Nashville, TN 37212, USA
Parcel Number: 10416027700

EXHIBIT "A"

Certain real estate in Davidson County, Tennessee, as follows:

Being the North 50 feet of Lot No. 196 on the Plan of Belmont Land Co.'s Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the West side of Oakland Street, or Avenue, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Rae Danielle Talley and Read Talley, wife and husband, by deed from Ellen Brackin Sevits and Jamison Sevits, wife and husband, dated May 6, 2014 and recorded on May 9, 2014 as Instrument No. 20140509-0039957, Register's Office for Davidson County, Tennessee.