Karen Johnson
Batch # 1114876
03/25/2024 12:13:01 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240325-0020518

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
The MARGARET ALICE DORSE LIVING TRUST.
Dated the 22nd day of February 2024
MARGARET ALICE DORSE, Trustee
1010 Willow Trail
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
018 12 0A 023.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, MARGARET ALICE DORSE, a single individual, in connection with the administration of my revocable living trust, as trustee, now conveys, releases and forever quitclaims from myself, as an individual, to The MARGARET ALICE DORSE LIVING TRUST, Dated the 22nd day of February 2024 all my right, title and interest in and to a certain tract of land in **Davidson** County, Tennessee as described as follows:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Emerald Cove Subdivision, of record in Plat Book 6900, pages 629, 630 and 631, as amended in Plat Book 9112, page 29, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Margaret A. Dorse, (aka MARGARET ALICE DORSE) by Lanisa L. Dorse by Quitclaim Deed signed January 24th, 2019 and filed January 31st, 2019 of record as Instrument No. 20190131-0009267, in said Register's Office for Davidson County, Tennessee.

The property is commonly known as **116 Mavella Court, Goodlettsville, Tennessee 37072.**

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The purpose and intent of this document is to transfer title from an individual to a trust where that same individual is the trustee.

I, the above-listed grantor, convey my interest in the real property to The MARGARET ALICE DORSE LIVING TRUST, Dated the 22nd day of February 2024.

Margaret G. Dorse
MARGARET ALICE DORSE

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 21st day of March 2024.

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above-listed grantor, conveys my interest in the real property to The MARGARET ALICE DORSE LIVING TRUST, Dated the 22nd day of February 2024.

Margaret G. Dorse
MARGARET ALICE DORSE

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 21st day of March 2024.

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.