Karen Johnson
Batch # 1114876
03/25/2024 12:13:01 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240325-0020519

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:
058 11 0 076.00

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:

BEING Lot No. 127A Zone Lot Royal Hills, Section One, of record in Book 6250 page 930 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

BEING the same property conveyed to Margaret A. Dorse, (aka MARGARET ALICE DORSE) by deed from Linda D. Ewell, a single person, FKA Linda D. Boykin, signed June 28th, 2002 and filed July 3rd, 2002, by instrument 20020703-0080332.

THIS conveyance is subject to any and all matters as shown on the plan Zone Lot Royal Hills, Section One, of record in Book 6250, page 930 Register's Office for Davidson County, Tennessee; and, to restrictions, conditions, covenants, and/or by-laws of record against said property which are in said Register's Office; especially to Book 6250, page 930 said Register's Office.

The property is commonly known as **524 Phipps Drive, Nashville, Tennessee 37218.**

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 A. 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

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires:
JAN 29 2025

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 A. 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

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires:
JAN 29 2025

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