Karen Johnson
Batch # 1114876
03/25/2024 12:13:01 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240325-0020520

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:
059 06 0 002.00

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. 2 on the Plan of Buena Vista Estates, Section 1, as of record in Book 3842, page 222, Register's Office for said County.

Said Lot No. 2 fronts 80.04 feet on the westerly side of Buena Vista Pike and runs back between lines, 186.5 feet on the northerly side and 178.2 feet on the southerly side to a line in the rear, measuring 77.91 feet thereon.

Being part of the same property conveyed to H. Lynn Greer, Jr., Trustee, with full power to sell, mortgage, transfer, encumber, or otherwise convey without the joinder of any beneficiary by deed from Mary Brainard Boyd et al, of record in Book 4168, page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Limmie Leon Dorse and wife, Margaret A. Dorse, from H. Lynn Greer, Jr., Trustee, by Warranty Deed dated June 20th, 1969, and filed July 1st, 1969 of record in Book 4346, Pages 446-447.

Being part of the same property conveyed to Margaret Alice Ewell Dorse (aka MARGARET ALICE DORSE) by final court order from the FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, in the case styled "MARGARET ALICE EWELL DORSE v. LIMMIE LEON DORSE", case #70948, signed and filed July 25th, 1974, of record in Book 4837 and pages 821 – 823, Register's Office for Davidson County.

The property is commonly known as **4755 Buena Vista Pike, 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 2 9 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

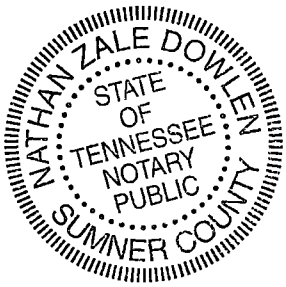
State of Tennessee
County of Davidson

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

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025



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