Karen Johnson Davidson County
Batch# 1123860 DEEDQC
04/17/2024 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240417-0027398

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Joseph H. Torrence, Co-Trustee Ellen Caron Torrence, Co-Trustee Joseph and Ellen Torrence 2024 Trust 10 Northumberland Nashville, TN 37215	same	130 12 0A 020.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Joseph H. Torrence and Ellen C. Torrence (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Joseph H. Torrence, Co-Trustee and Ellen Caron Torrence, Co-Trustee, and their successors in trust, of the Joseph and Ellen Torrence 2024 Trust, a Tennessee Community Property Trust, dated April 16, 2024 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20 on the plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office for said County.

SAID Lot No. 20 fronts 173.37 feet on the southeasterly margin of Northumberland and extends back 239.41 feet on the northeasterly line and 257.18 feet on the southwesterly line to a dead line in the rear, measuring 175.66 feet thereon.

Being the same property conveyed to Joseph H. Torrence and wife, Ellen C. Torrence, by Warranty Deed from Shelley B. Weinstein and wife, Ann F. M. Weinstein, dated November 18, 1989, of record in Book 7989, page 499, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 10 Northumberland, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including restrictive coyenants, liens and other matters set forth in Book 6605, page 442, Book 6377, page 18, re-recorded in Book 6545, page 799, Book 6377, page 33, re-recorded in Book 6545, page 815, and Book 7663, page 468, said Register's Office, and to the matters set forth in the above referenced plan of record.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Joseph and Ellen Torrence 2024 Trust, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Joseph H. Torrence and wife, Ellen C. Torrence, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 16th day of April, 2024.

Joseph H. Torrence, Grantor

Ellen C. Torrence, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joseph H. Torrence and Ellen C. Torrence, Grantors, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16 day of April, 2024.

Notary Public

My Commission Expires: Sept 8, 2025

PAMELA A VOTTELER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 8, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Joseph H. Torrence, Affiant

Subscribed and sworn to before me this 16 day of April, 2024.

Notary Public

My Commission Expires: Sept 8, 2025

PAMELA A VOTTELER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 8, 2025
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 16, 2024.

Carla L Lovell
Carla L. Lovell

4/16/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16 day of April, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

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