Karen Johnson
Batch # 1124781
04/19/2024 08:35:45 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240419-0028001

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 15th day of April 2024.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Ana Morgado Living Trust 3604 Bowlingate Lane Nashville, TN 37215	Ana Morgado Living Trust 3604 Bowlingate Lane Nashville, TN 37215	117-05-0A-002.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ana Morgado, who took title as Anna C. Morgado, single woman, does hereby quitclaim, transfer and convey unto Ana Morgado, as Trustee of the Ana Morgado Living Trust dated April 15, 2024, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of A Planned Unit Development of Bowlingate, of record in Plat Book 6250 Page 844, Register's Office for Davidson County, Tennessee, and as described by the Declaration of Covenants, Conditions and Restrictions of record in Book 6802 Page 512 Register's Office for said County, together will all easements, rights and appurtenances to said lot granted in the aforesaid covenants.

Being the same property conveyed to Ana Morgado, who took title as Anna C. Morgado a single woman, from Martha C. Thompson, unmarried, by Warranty Deed dated March 6, 2020, and

recorded on March 9, 2020, as Document No. 20200309-0025883, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 3604 Bowlingate Lane, Nashville, Tennessee 37215

Witness my hand this 15th day of April 2024.

Ana Morgado, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Ana Morgado, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, April 15, 2024.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025