THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson Davidson County
Batch # 1125280 DEEDQC
04/19/2024 03:17:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240419-0028345

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #
JAMES R. PACE and DOROTHY C. PACE, Co-Trustees 2304 Hampton Ave. Nashville, TN 37215	SAME	11706004900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

JAMES R. PACE

SUBSCRIBED AND SWORN to before me by JAMES R. PACE this 18th day of April, 2024.

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Claire Radel
Notary Public
My Commission Expires: 3-9-2027

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, DOROTHY C. PACE, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey unto JAMES R. PACE and DOROTHY C. PACE, CO-TRUSTEES OF THE PACE TENNESSEE COMMUNITY PROPERTY TRUST dated April 18, 2024, their successors and assigns ("GRANTEES"), all of GRANTOR'S right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18 day of April, 2024.

Dorothy C. Pace

DOROTHY C. PACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared DOROTHY C. PACE the within named bargainors, 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, this 18th day of April, 2024.

Claire Radel

NOTARY PUBLIC

My Commission Expires:

3-9-2027

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A

LAND in Davidson County, Tennessee, being the west 45 feet of Lot No. 16 and the east 105 feet of Lot No. 15 on the Map of Hillsboro Heights, not of record, described according to a copy of a survey thereof made May, 1910, by W. B. Southgate, Engineer, as follows:

Beginning at a point in the north margin of Hampton Avenue 255 feet west of the intersection of the same with the center line of 23rd Avenue South; thence northerly, parallel to the center line of said Avenue, 341.8 feet to a point in the south line of Lot No. 4; thence with the south line of Lots Nos. 4 and 5, along the north line of Lots 16 and 15 on said Plan, westerly 150 feet to a point; thence southwardly, parallel to the first line, 342 feet, more or less, to the north margin of Hampton Avenue; thence with the same, eastwardly 150 feet to the point of beginning.

Being the same property conveyed to DOROTHY C. PACE by deeds of record in instrument number 20041103-0132648 and Book 5742, Page 743, Register's Office, Davidson County, Tennessee.

Said improved property is known as 2304 Hampton Avenue, Nashville, Tennessee 37215.