THIS INSTRUMENT PREPARED BY: **Anne D. Waters** **Attorney at Law** 215 Ward Circle Brentwood, Tennessee 37027 (615) 373-3771 Karen Johnson Batch # 1130572 05/03/2024 08:21 AM Fees: $17.00 Taxes: $0.00 Davidson County DEEDQC 3 pgs 20240503-0032490	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. Thelma Hayes Northern Thelma Hayes Northern, Affiant Subscribed and sworn to before me this 29 day of April 2024. ANNE D WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My commission expires: 3/20/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(4).**

Address New Owners as Follows:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Thelma Hayes Northern, Trustee Northern Troopers Revocable Trust 911 Gale Lane Nashville, TN 37204	Same	Map 105-4 Parcel 185

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Thelma H. Northern, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to Thelma Hayes Northern, in her capacity as Trustee of the Northern Troopers Revocable Trust, and its successors in trust, heirs and assigns.

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

WITNESS my hand this the 29 day of April, 2024.

Thelma H. Northern

Thelma H. Northern

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thelma H. Northern, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that she executed the within instrument for the purposes therein contained, on this the 29 day of April, 2024.

My commission expires: 3/20/2028.

Notary Public

SEAL

ANNE D WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 18 on the Plan of the Resubdivision of the D.F. Wilkin property, as of record in Book 421, Page 148, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the westerly side of First Avenue, South, formerly Maple Street, and runs back between parallel lines 183-1/2 feet to an alley.

Being the same property conveyed to Thelma H. Northern, by deed from Henry Lawrence Hayes, of record in Book 10578, page 887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 1259 1st Avenue South, Nashville, Tennessee 37210.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.