This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Karen Johnson Davidson County
Batch# 1131239 DEEDQC
05/06/2024 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240506-0033043

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2025

Subscribed and sworn to before me, this 5th day of April, 2024

Notary Public

My Commission Expires: May 16, 2026

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Peggy S. Holmes, Trustee **4305 Granny White Pike** **Nashville, TN 37204**	**NEW OWNER**	**13104006200**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Peggy S. Holmes**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Peggy S. Holmes, as Trustee for The Peggy S. Holmes Living Trust, Dated April 5, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

Being Lot No. 2 on the Plan of Resubdivision of part of Lot No. 1 in George W. Blair's Belmont Park Subdivision, as of record in Book 2854, page 14, Register's Office for said County.

Said Lot No. 2 fronts 109 feet on the westerly side of Granny White Pike and extends back 282.5 feet on the northerly line and 276.2 feet on the southerly line, to a dead line measuring 115 feet thereon.

Being the same property conveyed to James L. Holmes and Peggy S. Holmes by Quitclaim Deed from Ralph Stark, dated August 27, 2009 of record as Instrument No. 20090901-0081874, said Register's Office.

Being the same property conveyed to James L. Holmes and Peggy S. Holmes by Quitclaim Deed from Charles W. Stark, dated August 27, 2009 of record as Instrument No. 20090901-0081875, said Register's Office.

The said James L. Holmes is now deceased, having died on January 18, 2022 leaving Peggy S. Holmes as the sole owner and the surviving joint tenant, as evidenced by the Affidavit of Heirship recorded simultaneously herewith as Instrument No. 202405060033042.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **4305 Granny White Pike, Nashville, TN 37204**

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

WITNESS my hand this 5th day of April, 2024.

PEGGY S. HOLMES

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PEGGY S. HOLMES**, the 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 and official seal this 5th day of April, 2024.

Notary Public

My Commission Expires: May 16, 2026

[SEAL]

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, do 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 5, 2024**.

Affiant Signature

5.1.2024
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1 day of May, 2024.

Notary's Signature

My Commission Expires: 6/21/2025

