Karen Johnson Davidson County
Batch# 1135529 DEEDQC
05/16/2024 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240516-0036144

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, Tennessee 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Linda L. Wyatt, Trustee of The 5024 Revocable Living Trust	Same	146 12 0 059.00
PO Box 40084		
Nashville, TN 37204-9998		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **LINDA L. WYATT**, do hereby convey unto **LINDA L. WYATT, TRUSTEE OF THE 5024 REVOCABLE LIVING TRUST dated May 15, 2024**, all of my interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 478, Crieve Hall Estates, Section 6, of record in Book 2331, pages 1 and 2, Register's Office for said County.

SAID Lot No. 478 fronts 90 feet on the easterly side of Montclair Drive and runs back 199.1 feet on the northerly line and 196.9 feet on the southerly line, to a dead line, measuring 90 fee thereon.

Being the same property conveyed to Linda L. Wyatt by Warranty Deed from James Ray Arnette and wife, Elizabeth Jernigan Arnette, dated November 4, 1986, of record in Book 7034, Page 150, Register's Office for Davidson County, Tennessee.

This is improved property known as **5024 Montclair Drive, Nashville, Tennessee 37211.**

This conveyance is subject to all matters of record relating to this property, including, but not limited to zoning, setback requirements, general utility, sewer and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of May, 2024.

LINDA L. WYATT

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA L. WYATT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 15th day of May, 2024.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
the 15th day of May, 2024.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 May 15, 2024.

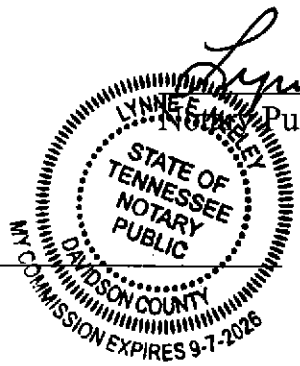
Elizabeth Ryder Sykes

5/15/2024
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2024.

Lynne E. Neely
Notary Public



My Commission Expires: _____