Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1139552 DEEDQC
05/24/2024 03:36:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240524-0039032

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That SHEMIKA ANDREA HALL, FKA SHEMIKA A. DAVIS (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto SHEMIKA ANDREA HALL as Trustee of the Revocable Shemika Hall Living Trust 2024 dated May 17th, 2024 (herein "Grantee") or his/her successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in DAVIDSON County, City of NASHVILLE, State of Tennessee, to wit:

Land in the 12th formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Wm. Collier Parish Associates, Civil Engineers, dated March 21, 1961, and being designated as Tract C on said survey and described as follows:

Beginning at a concrete monument in the south margin of Broadmoor Drive in the west line of said subdivision of GraMar Acres, as of record in Book 2663, page 113; thence with the west line of said subdivision, south 2 degrees 30' west 245 feet to an iron pin; thence north 87 degrees 30' west 130.60 feet to an iron pin in the east line of the property conveyed to A.T. Sledge and wife, by deed from T.H. Wilholte and wife, of record in book 853 page 137; thence along Sledge's east line north 2 degrees 30' east 245 feet to the south margin of Broadmoor Drive; thence with the margin of the same south 87 degrees 30' east 130.60 feet to the point of beginning, containing 0.73 of an acre, more or less.

BEING the same property conveyed to Shemika A. Davis, from Shemika A. Davis and husband Alec Davis, on June 28, 2005 and recorded on June 29, 2005, Instrument No. 20050629-0074905, Register's Office, Davidson County, Tennessee.

This is improved property, known as 314 Broadmoor Drive, Nashville, TN 37216.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor and no stipulations are made as to the verification of public records as recorded in Sumner County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 17th day of May, 2024.

Grantor:

Shemika Andrea Hall
SHEMIKA ANDREA HALL, FKA SHEMIKA A. DAVIS

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
SHEMIKA ANDREA HALL, as Trustee of the Revocable Shemika Hall Living Trust	SHEMIKA ANDREA HALL, as Trustee of the Revocable Shemika Hall Living Trust	**MAP 061-05 PARCEL 007 00**

2024 1103 LUXBOROUGH DRIVE, HENDERSONVILLE, TN 37075	2024 1103 LUXBOROUGH DRIVE, HENDERSONVILLE, TN 37075	

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SHEMIKA ANDREA HALL to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of May, 2024.

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-17-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: SHEMIKA ANDREA HALL, as Trustee of the Revocable Shemika Hall Living Trust 2024, dated May 17th, 2024, 1103 LUXBOROUGH DRIVE, HENDERSONVILLE, TN 37075.

Grantee:

Shemika Andrea Hall
SHEMIKA ANDREA HALL, as Trustee of the Shemika Hall Family Living Trust 2024 dated May 17th, 2024.

Subscribed and sworn to before me this 17th day of May, 2024.

Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-17-2024