Karen Johnson
Batch # 1139625
05/28/2024 08:54:25 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240528-0039124

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: JoEllyn Scott Poster
5300 Crest Hollow Road
Nashville, TN 37211

Send tax notice to: JoEllyn Scott Poster
5300 Crest Hollow Road
Nashville, TN 37211

Map and Parcel No. 172060A05100CO

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **JoEllyn Scott Poster, Trustee, The Poster Family Revocable Trust** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **JoEllyn Scott Poster**, unmarried, Grantor's entire interest in and to a certain parcel of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, BEING Lot No. 61 on the Plan of Mountain View, Section 2, of record in Plat Book 9700, pages 656 and 657, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

The legal description is taken from prior deed of record. This property is commonly referred to as 5300 Crest Hollow Road, Nashville, TN 37211.

This conveyance is subject to the following: all matters appearing on the Plan of record in Plat Book 9700, page 656 and 657; restrictions of record in Book 10053, page 239 and amended in Book 10496, page 311 and Book 10919, page 327; by-laws of record in Book 10496, page 391; charter of record in Book 10496, page 380; dedication of common areas in Book 10929, page 984; all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Avrum B. Poster and JoEllyn Scott Poster, husband and wife, to The Poster Family Revocable Trust by quitclaim deed, of record in Instrument No. 20200915-0105186, Register's Office, Davidson County, Tennessee. Avrum B. Poster and JoEllyn Scott Poster were the Co-Trustees of The Poster Family Revocable Trust. Avrum B. Poster died on January 26, 2023 and JoEllyn Scott Poster is now the sole Trustee of The Poster Family Revocable Trust.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 21 day of May, 2024.

JoEllyn Scott-Poster

JOELLYN SCOTT POSTER, TRUSTEE
THE POSTER FAMILY REVOCABLE TRUST

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 bargainor, **JOELLYN SCOTT POSTER, TRUSTEE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 21, 2025
COUNTY OF WILLIAMSON

OATH OF VALUE

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Joslyn Scott-Porter
Affiant

Subscribed and sworn to before me this 21st day of May, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON