Karen Johnson Davidson County
Batch# 1140760 DEEDQC
05/29/2024 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240529-0039883

This Instrument Was Prepared By:
Ross W. Bomholt
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Josephine S. Dean, Affiant

Subscribed and sworn to before me this 29th day of May, 2024.

Notary Public
My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/ PARCEL NUMBER:
Josephine S. Dean, Trustee 613 Lynnbrook Road Nashville, Tennessee 37215	Same	117 01 0 068.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Josephine S. Dean**, the "**Grantor**", does hereby convey and quitclaim unto **Josephine S. Dean, Trustee of the Josephine S. Dean Revocable Trust dated May 13, 2024**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 29th day of May, 2024.

Josephine S. Dean

Josephine S. Dean

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ross W. Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Josephine S. Dean, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 29th day of May, 2024.

Notary Public

My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

EXHIBIT A

BEING Lot No. 4 and the southerly fifty (50) feet of Lot No. 3 in Block "D" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee, said Lot No. 4 and the southerly 50 feet of said Lot No. 3 being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of Westmont Avenue and Lynnbrook Road (formerly Stokes Avenue) at a point which is the southeast corner of said Block 3, running thence North 150 feet along the westerly margin of Lynnbrook Road (formerly Stokes Avenue); thence westerly parallel with the northerly margin of Westmont Avenue 228 ¾ feet, more or less, to the center of a 15 foot alley; thence southerly with the center of said alley to the northerly margin of Westmont Avenue; thence easterly 221 ¼ feet, more or less, along the northerly margin of Westmont Avenue to the point of beginning.

Being the same property conveyed to Josephine S. Dean by Quitclaim Deed from John R. Dean and wife Josephine S. Dean, of record in Instrument No. 20100714-0055084, dated July 12, 2010, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 613 Lynnbrook Road, Nashville, Tennessee 37215.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ross W. Bomholt, 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 29, 2024 (date of document).

Affiant Signature

5-29-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

