Karen Johnson Batch # 1148279 06/18/2024 08:43:43 AM Fees: $12.00 Taxes: $0.00 20240618-0045519 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2024. Notary Public MY COMMISSION EXPIRES: 3/5/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/5/2026

THIS INSTRUMENT WAS PREPARED BY:
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Nancy A. Schilling Revocable Living Trust	**Same**	**126-16-0A-650.00-CO**
(NAME) **1561 Bending River Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **NANCY A. SCHILLING, an unmarried individual,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **NANCY A. SCHILLING, TRUSTEE OF THE NANCY A. SCHILLING REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF THE NANCY A. SCHILLING REVOCABLE LIVING TRUST, Dated May 21st, 2024**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot 521 on the Final Plat of Parkview at Riverwalk, Phase 2, as shown of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shirley Van Scoy, unmarried and Jeffrey Heatwole, unmarried, joint tenants with rights of survivorship, by Warranty Deed from Amanda P. Broughton and Patrick A. Broughton, wife and husband, of record on December 26, 2013, at Instrument No. 20131226-0129892, Davidson County Register of Deeds.

Being the same property conveyed to Nancy A. Schilling, by Warranty Deed from Shirley Van Scoy, unmarried and Jeffrey Heatwole, unmarried, joint tenants with rights of survivorship, dated July 30th, 2019, and recorded on August 2, 2019, of record in Instrument No. 20190802-0076596, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sever, drainage, and other easements of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

This is improved property, known as: **1561 Bending River Drive, Nashville, Tennessee 37221.**

Witness our hands, this the 21st day of May, 2024.

NANCY A. SCHILLING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCY A. SCHILLING** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

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

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026