Karen Johnson Davidson County Batch # 1148279 DEEDQC 06/18/2024 08:43:43 AM 2 pgs Fees: $12.00 Taxes: $0.00 20240618-0045520	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2024. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

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

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 Helen Tomasulo Revocable Living Trust	**Same**	**115-02-0-094.00**
(NAME) **1113 Davidson Road**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **HELEN TOMASULO, an unmarried individual,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **HELEN TOMASULO, TRUSTEE OF THE HELEN TOMASULO REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF THE HELEN TOMASULO REVOCABLE LIVING TRUST, Dated June 4, 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 No. 55, Section 2, Crest Meade Subdivision of record in Book 2331, Page 151, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 55 fronts 122 feet on the Southerly side of Davidson Road and runs back 487.4 feet on the Westerly side and 465.2 feet on the Easterly side to be broken line measuring 127.6 feet thereon.

Being the same property conveyed to Joseph F. Duncan, Jr. by Quitclaim Deed from Kimberley Sue Duncan of record in Instrument No. 20120919-0085151 Register's Office for Davidson County, Tennessee, dated September 12, 2012 and recorded on September 19, 2012.

Being the same property conveyed to Helen Tomasulo, Single, by Warranty Deed from Joseph F. Duncan, Jr., Single, of record in Instrument No. 20240201-0007104, Register's Office for Davidson County, Tennessee, dated January 29, 2024.

This conveyance is subject to:

- *Taxes for the year 2024 and subsequent years.*
- *All matters shown on the Plan of record in Plat Book 2331, Page(s) 151 and 152, Register's Office for*

Davidson County, Tennessee.

- *Restrictions of record in Book 2602, Page 1269, In Register's Office for Davidson County, Tennessee.*
- *Any and all existing easements and restrictions as shown of record not stated herein.*

This is improved property, known as: **1113 Davidson Road, Nashville, Tennessee 37205.**

Witness our hands, this the 4th day of June, 2024.

Helen Tomasulo
HELEN TOMASULO

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 **HELEN TOMASULO** 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 4th day of June, **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