Karen Johnson Davidson County Batch # 1148279 DEEDQC 06/18/2024 08:43:43 AM 2 pgs Fees: $12.00 Taxes: $0.00 20240618-0045521	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th 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 3/3/2026

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 Melanie Joy Revocable Living Trust	**Regions Mortgage** **PO Box 18001** **Hattiesburg, MS 39404**	**155-16-O-47.00**
(NAME) **5001 Cambron 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, **MELANIE JOY, an unmarried individual,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **MELANIE JOY, TRUSTEE OF THE MELANIE JOY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF THE MELANIE JOY REVOCABLE LIVING TRUST, Dated June 13, 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:

Being Lot No. 32 on the Plan of Pasquo Park, Section Two, as of record in Plat Book 3600, Page 77, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melanie Joy from Joseph P. Gambill and Wife, Melanie Gambill, and recorded in the Register's Office for Davidson County, Tennessee on November 7, 2007 by Quitclaim Deed No. 20071107-0131463.

Being the same property conveyed to Melanie Joy, a/k/a Melanie Joy Gambill, from Floyd Cassista, Jr., by Quitclaim Deed dated October 30, 2013 and recorded on November 6, 2013, of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20131106-0115161.

This conveyance is subject to any and all easements and restrictions of record.

The Conveyance is subject to Restrictive Covenants of record in Deed Book 3870. Page 12, Register's Office for said county.

Unimproved ( )
This is improved (X) property, known as: **5001 Cambron Drive, Nashville, Tennessee 37221**

Witness our hands, this the 13th day of June, 2024.

MELANIE JOY

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 **MELANIE JOY** 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 13th day of June, **2024.**

My Commission Expires: 3/3/2026

Notary Public

