PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Thomasina M. Christian, Trustee of the Christian and Company Trust P.O. Box 70233. Nashville, TN 37207	Heigl Mortgage $ Financial Corp. 3601 Minnesota Dr., Suite 310 Edina, MN 55435	Map: 59-8 Parcel 158

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Ava Christian, the Grantor, by these presents do hereby quitclaim and convey unto Thomasina M. Christian, Trustee of the Christian and Co. Trust, dated April 19, 2024, Grantee, her heirs, successors and assigns, all its right, title and interest in and to the following described tract of land.

BEING Lot No. 8 on the Plan of Claymille Station,. as of record in Book 6900, pages 322 and 323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ava D. Christian by quitclaim deed from Ralph Hobbs, of record instrument number 20010904-0095354, Register's Office of Davidson County, Tennessee.

This is improved property known as 2940 Claymille Blvd, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 16th day of May, 2024.

Ava D. Christian

Karen Johnson Davidson County
Batch # 1150731 DEEDQC
06/25/2024 12:35:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240625-0047410

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brianna D. Irwin, a Notary Public in and for the County and State aforesaid, personally appeared Ava D. Christian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the 11th day of May, 2024.

Brianna D. Irwin
Notary Public

My Commission Expires: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Ava D Christian

AFFIANT

Subscribed and sworn to before me, this 11th day of May, 2024.

Brianna D. Irwin

Notary Public

My commission expires: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024