Karen Johnson Davidson County
Batch # 1152401 DEEDQC
06/28/2024 11:36:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240628-0048743

This Instrument Prepared By:

Sawnie R. Aldredge, Esq.
P.O. Box 120713
Nashville, Tennessee 37212

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The John and April Reed Revocable Trust 925 Acklen Ave. Nashville, TN 37203	Bank of America Home Loans P.O. Box 31785 Tampa, FL. 33831	105-9-394

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(c)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Reed and Wife, April Reed** by these presents, do hereby quitclaim and convey unto **John Reymond Reed and April Noel Reed, as Trustees of THE JOHN AND APRIL REED REVOCABLE TRUST** created pursuant to instrument of revocable trust dated June 26 ,2024 their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No.43 on the map of Waverly Place, of record in Book 57, Page 95, Register's Office for said County.
>
> Said part of Lot No. 43 fronts 50 feet on the southerly margin of Acklen Avenue, formerly Prospect Avenue, and extends back 210.7 feet on the easterly line and 207 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.
>
> BEING the same property conveyed to John Reed and wife, April Reed by Warranty Deed from Leonard J. Gunn, Jr. and wife, Dorothy B. Gunn of record in Book 10917 Page 836, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 26th day of June, 2024.

John Reed

April Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sawnie R. Aldredge, Notary Public, **John Reed and April Reed** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 26th day of June, 2024.

Notary Public

My Commission Expires: 9-8-2027

SAWNIE R. ALDREDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY