Karen Johnson Davidson County
Batch # 1160405 DEEDQC
07/22/2024 12:31:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240722-0054750

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
GEORGE WHITFIELD JAMES LIVING TRUST
George Whitfield James, Trustee
853A Bradford Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
105-14-0-171.00

THIS INSTRUMENT PREPARED BY:
SchlitzLAW
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-1.00-

Affiant

STACEY SCHLITZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Subscribed and sworn to before me, this the 17th day of July, 2024.

Notary Public

My Commission Expires: March 8, 2028
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **George Whitfield James**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **George Whitfield James, as Trustee of the GEORGE WHITFIELD JAMES LIVING TRUST,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

Land in Davidson County, Tennessee, Being Lot No. 2 of the Resubdivision of Lot 4 on the Plan of Joseph Knowles Subdivision, Block "D", Book 332, Page 48, Register's Office for Davidson County, Tennessee, said plot being of record in Instrument No. 20100909-0082642, Register's Office for Davidson County, Tennessee, as amended by Surveyor's Certificate of Correction of record as Instrument No. 20140912-0083861, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to George Whitfield James, by Allen C. Perry and Leah Perry, by Warranty deed in Instrument No. 20141113-0104819, Register's Office for Davidson County, Tennessee.

This is improved property known as: 853A Bradford Avenue, Nashville, Tennessee, 37204.

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and SchlitzLAW, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of July, 2024.

George Whitfield James

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **George Whitfield James**, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of July, 2024.

STACEY SCHLITZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Notary Public

My commission expires: March 8, 2028