This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1164981 DEEDQC
08/01/2024 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240801-0058550

QUITCLAIM DEED

Address New Owners:
Sara Jane Finley, Trustee
Sara Jane Finley Trust
3614 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
104 09 0 290.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Sara J. Finley (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Sara Jane Finley, Trustee, and her successors in trust, of the Sara Jane Finley Trust dated August 1, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Final Plat of Richland Hall, Lots 15, 16, and 17 of record at Instrument No. 20171004-0102058, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara J. Finley, by Warranty Deed dated June 18, 2019, from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record at Instrument No. 20190618-0058792, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3614 Richland Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 1st day of August, 2024.

Sara J. Finley, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Sara J. Finley, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Affiant

Subscribed and sworn to before me this 1st day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 1, 2024 (date of document).

Carolyn S. Wenzel

August 1, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of August, 2024.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027