Karen Johnson Davidson County
Batch # 1166284 DEEDQC
08/05/2024 09:17:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240805-0059212

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-

Affiant

Subscribed and sworn to before me this 28 day of May, 2024.

Notary Public

My Commission expires: 11-2-26

Leslie Walsh
State of Tennessee Notary Public
Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map/Parcel**
Nancy L. Northcutt, Trustee of the Nancy L. Northcutt Amended and Restated Revocable Living Trust 2606 Westwood Drive Nashville, TN 37204	**Nancy L. Northcutt, Trustee of the Nancy L. Northcutt Amended and Restated Revocable Living Trust 2606 Westwood Drive Nashville, TN 37204**	**Map: 092-13-0 Parcel: 365.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Nancy L. Northcutt, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Nancy L. Northcutt, Trustee, and her successors in trust, of The Nancy L. Northcutt Amended and Restated Revocable Living Trust, her entire right, title, and interest in and to a certain tract or parcel of land in the Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 86 on the Plan of Hortense Place of record in Book 161, page 167, 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 Nancy L. Northcutt and husband, Donald R. Northcutt (deceased), by Warranty Deed from Lisa D. Friedland, unmarried, and Susan A. Henderson, unmarried, of record in instrument no. 20081001-0099756, Register's Office Davidson County, Tennessee.

This is improved property known as 311 33rd Avenue, North, Nashville, Tennessee, 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 28 day of May, 2024.

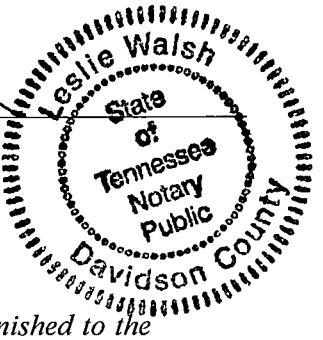
Nancy Northcutt
Nancy L. Northcutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Nancy L. Northcutt, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2024.

Notary Public



My commission expires: 11-2-26

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.