Karen Johnson Davidson County
Batch# 1166452 DEEDQC
08/05/2024 01:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240805-0059525

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Affiant

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

Notary Public
My Commission Expires: 9/20/25

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

QUITCLAIM DEED

THIS INDENTURE, made this 26th day of July, 2024, among:

ANGELA CRAVENS,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANGELA CRAVENS, TRUSTEE OF THE ANGELA CRAVENS LIVING TRUST DATED JULY 26, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Lot No. 354 on the Map of Miro Meadows Subdivision, Second Addition, as of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 354 fronts 100 feet on the easterly margin of Connelly Drive and extends back between parallel lines 20 feet to a dead line in the rear.

Being the same property conveyed to Angela Cravens by Executor's Quitclaim Deed from Angela Cravens, Executrix of the Estate of John Samuel Ashworth, dated June 19, 2019, and recorded June 25, 2019, in Reference No. 20190625-006119, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 896 Connelly Drive, Nashville, TN 37217.

THIS DEED has been prepared solely upon information furnished by **Angela Cravens.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

ANGELA CRAVENS

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Angela Cravens**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25



Owner Name & Property Address:

Angela Cravens, Trustee
Angela Cravens Living Trust dated July 26, 2024
896 Connelly Drive
Nashville, TN 37217

Responsible Party For Taxes:

Angela Cravens, Trustee
Angela Cravens Living Trust dated July 26, 2024
894 Connelly Drive
Nashville, TN 37217

Tax Map and Parcel: 107 13 16 2DA-55245

Certificate of Authenticity

I, Trent Linville, do 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 07/24/24.

Date

T Linville

Affiant Signature

07/24/24

Date

State of Tennessee

County of Maury

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

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY