Karen Johnson
Batch # 1168369
08/13/2024 09:48:24 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240813-0061022

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 6th day of August 2024.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Sarah Filus Jones Living Trust 97 Peachtree Street Nashville, TN 37210	Sarah Filus Jones Living Trust 97 Peachtree Street Nashville, TN 37210	119-06-0-370.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Sarah Filus, unmarried, does hereby quitclaim, transfer and convey unto Sarah Filus Jones, as Trustee of the Sarah Filus Jones Living Trust dated August 6, 2024, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled Infill Final Plat for Parcel 11906003400 101 Peachtree Street, Nashville, Tennessee 37210, of record in Instrument No. 20160729-0078246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Filus, unmarried, from Andrew Tilghman, married, by Warranty Deed dated July 6, 2017, and recorded on July 13, 2017, as Document No. 20170713-00766, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 97 Peachtree Street, Nashville, Tennessee 37210

Witness my hand this 6th day of August 2024.

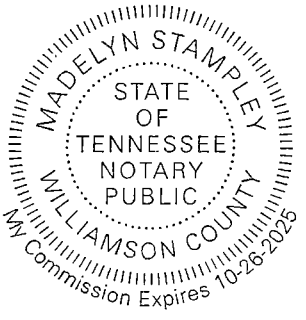
Sarah Filus, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Sarah Filus, Grantor, 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, at office, this day, August 6, 2024.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2025