Karen Johnson
Batch # 1168832
08/14/2024 08:16:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240814-0061656

Prepared by:
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THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURUSANT TO T.C.A. §67-4-409(a)(3)(F).

OWNER:
THE LYNN E. FOSTER
REVOCABLE TRUST DATED
AUGUST 11th, 2024, LYNN E. FOSTER
GRANTOR AND/OR TRUSTEE
3241 Trails End Lane
Nashville, TN 37214

SEND TAX BILLS TO:
Lynn E. Foster, Trustee
3241 Trails End Lane
Nashville, TN 37214

Map & Parcel: 108-12-0-148.00
Common Address: 3241 Trails End Lane, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I/we, LYNN ELLEN FOSTER, an unmarried woman, have bargained and sold, and by these presents do transfer, convey, and quitclaim unto **THE LYNN E. FOSTER REVOCABLE TRUST DATED AUGUST 11th 2024, LYNN E. FOSTER GRANTOR AND/OR TRUSTEE,** its beneficiaries and assigns, hereinafter called the Grantee(s), all our right, title, and interest in a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15-B on the Plan of Zone Lot Division, Lots 14 & 15, Trailwood, of record in Book 5210, Page 351, as amended in Book 6250, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This being the same property transferred to the parties by Shawn Pody and wife, Kelly P. Pody, as recorded by instrument number 0564069 as recorded in Book 11393, Page 832 the office of the Davidson County Register.

Being the same property the subject of an effective Quitclaim Deed from John Hubert Foster to Lynn Ellen Foster of record in Instrument Number 20200810-0088992 recorded August 10, 2020, in the Davidson County Recorder's Office, same being a combined Amended Final Decree of Divorce and Marital Dissolution Agreement filed in the Third Circuit Court, Davidson County, Tennessee Case No. 18D780 having been filed July 21, 2020.

This is improved property commonly known as 3241 Trails End Lane, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land together with all right, title and appurtenances thereto belonging unto the said Grantee(s), their heir(s) and assign(s) forever. We do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of the said land, that we have a good and lawful right to sell and convey the same, and that the same is unencumbered. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever. Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Ralph Krisher nor Krisher Law Firm shall have any liability for the status of title to the property or for the accuracy of such information.

WITNESS my/our hands this 11 day of August, 2024.

Lynn Ellen Foster

LYNN ELLEN FOSTER

RALPH KRISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11th day of August, 2024, before me personally appeared LYNN ELLEN FOSTER, to me known (or proved to me on the basis of satisfactory evidence: personally & Health Insurance) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notarial Seal.
My Commission Expires: 2/22/2025

Ralph Krisher
NOTARY PUBLIC

TRANSFER AFFIRMATION

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Sworn to and subscribed before me this 11th day of August, 2024.

Lynn Ellen Foster
Affiant

Witness my hand and Notarial Seal.

My Commission Expires: 2/22/2025

Ralph Krisher
NOTARY PUBLIC

RALPH KRISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY