Karen Johnson
Batch # 1172349
08/20/2024 03:07:10 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240820-0063946

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

ANTHONY L. HOLSHOUSER, AFFIANT

Subscribed and sworn to before me, this 12 day of August 2024.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN C EGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ANTHONY L. HOLSHOUSER, TRUSTEE 720 Estes Road Nashville, TN 37215	New Owner	Map and Parcel No.: 116 04 0 163.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Anthony L. Holshouser, as Trustee ("Trustee") of the Holshouser Joint Revocable Trust, created November 5, 2018, (the "Trust") do hereby quitclaim, transfer and convey unto Anthony L. Holshouser, Trustee of the Holshouser Family Trust, created May 25, 2024, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 720 Estes Road, Nashville, Tennessee 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Plan of O.H. Mason's Resubdivision of Lot 7 and the southerly 50 feet of Lot 6, W.M. Cantrell's Subdivision, of record in Book 3842, Page 80, Register's Office for Davidson County, Tennessee, to which reference is made

for a more complete and detailed description of said lot. Said Lot No. 1 fronts 76 feet on the easterly side of Estes Avenue and extends back between parallel lines 245 feet to an alley.

Being the same property conveyed to Anthony L. Holshouser and Elizabeth K. Holshouser, Co-Trustees of the Holshouser Joint Revocable Trust, created November 5th, 2018, from Anthony L. Holshouser and Elizabeth K. Holshouser, husband and wife, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20190605-0053694. Upon the death of Elizabeth K. Holshouser on May 25, 2024, Anthony L. Holshouser became the sole Trustee of the Holshouser Joint Revocable Trust.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 12 day of August 2024.

Anthony L. Holshouser

Anthony L. Holshouser, Trustee of the Holshouser Joint Revocable Trust, created November 5, 2018

STATE OF TENNESSEE)

COUNTY OF Davidson **)**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Anthony L. Holshouser, Trustee of the Holshouser Joint Revocable Trust, created November 5, 2018**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of August 2024.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027