Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Elizabeth Ramsey Hines, Trustee **108 Pembroke Avenue** **Nashville, TN 37205**	**130 02 0 067.00**	**SAME**

Karen Johnson Davidson County
Batch # 1174752 DEEDQC
08/27/2024 10:23:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065790

This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Ramsey Hines, a single woman,** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Elizabeth Ramsey Hines, Trustee of the Elizabeth Ramsey Hines Revocable Trust dated August 22, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **108 Pembroke Avenue, Nashville, TN 37205**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2024.

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: JUNE 20, 2027

PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 22nd day of August, 2024.

ELIZABETH RAMSEY HINES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Ramsey Hines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 22nd day of August, 2024.

Notary Public

My Commission Expires:
June 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No.96 and the southerly 15 feet of Lot No. 95, on the Plan of Bransford Realty Company' s Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No.96 and part of Lot 95 adjoin and fronts together 75 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office. Restrictive Covenants contained in instrument of record in Instrument No. 20140331-0026356, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5420, page 852, said Register's Office.

BEING the same property conveyed to Elizabeth Ramsey Hines, a single woman, from George Bullard Stadler, Trustee of the George Bullard Stadler Living Trust, established by the Revocable Trust Agreement of George Bullard Stadler dated September 5, 2018, by warranty deed filed for record on July 27, 2023, Instrument Number 20230727-0058001, as of record in the Register's Office for Davidson County, Tennessee.