Karen Johnson Davidson County
Batch # 1177494 DEEDQC
09/04/2024 09:09:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240904-0067918

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QUITCLAIM DEED

Property Owner: Joanna Dean

Parcel Identification No: 094-02-0-117-00

Prepared By: Joanna Dean
1813 Eastside Avenue Nashville, Tennessee 37206-2116

After Recording, Return Deed To: Halli Heston
19700 Fairchild Road, Suite 280, Irvine, CA 92612

Mail All Real Estate Tax Statements To: Joanna Dean
1813 Eastside Avenue Nashville, Tennessee 37206-2116

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Joanna Dean, a single individual, residing at 1813 Eastside Avenue, Nashville, Tennessee, 37206-2116.
The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Joanna Dean Revocable Living Trust dated May 3, 2024, 2020 with Joanna Dean acting as the Trustee with a mailing address of 1813 Eastside Avenue, Nashville, Tennessee, 37206-2116 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

BEING SAID LOT NO. 116 ON THE PLAN OF THE UNITED ELECTRIC RAILWAY'S ADDITION TO NASHVILLE AS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 116 FRONTS 50 FEET ON THE NORTHERLY SIDE OF EASTSIDE AVENUE, FORMERLY ASHWORTH AVENUE AND RUNS BACK AND BETWEEN THE PARALLEL LINES 150 FEET TO AN ALLEY.

Commonly known as: 1813 Eastside Ave, Nashville TN 37206-2116
Tax ID Number: 094-02-0-117-00

The instrument constituting the source of Grantor's(s') legal and equitable interests in the foregoing described property was as follows: Being the same property conveyed to Joanna Dean, by deed dated July 12, 2005 of record in Deed Instrument/Case No. 20050715-0082530, in the County Clerk's Office.

OATH OF CONSIDERATION: The actual consideration or true value, whichever is greater for this transfer is $1.00.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of August 25 2023.

Grantor's Signature _____ Date ~~August 25~~ May 3 - 2024 2023
Print Name: Joanna Dean
Address: 1813 Eastside Avenue, Nashville, Tennessee, 37206-2116

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vianna Dean whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3 day of May, 2024.

Hannah T (SEAL)
Notary Public

HANNAH TRINER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/30/2027
WILSON COUNTY

My Commission Expires: 1/30/2027

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is One Dollar ($1.00).

Affiant's Signature Hannah T

State of Tennessee

County of Davidson

Subscribed and sworn before me this 3 day of May, 2024.

Hannah T
Notary Public