Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1181701 DEEDQC
09/16/2024 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240916-0071005

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Michael Ames, Trustee
Michael Ames Revocable Living Trust
2405 Barton Avenue
Nashville, TN 37212

Ronnie J. Steinberg, Trustee
Ronnie J. Steinberg Revocable Living Trust
2405 Barton Avenue
Nashville, TN 37212

Send Tax Bills To:
New Owners

Map and Parcel No.
10411031800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ronnie J. Steinberg and husband, Michael Ames**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Michael Ames, Trustee, Michael Ames Revocable Living Trust Agreement dated September 13, 2024** and **Ronnie J. Steinberg, Trustee, Ronnie J. Steinberg Revocable Living Trust Agreement dated September 13, 2024** ("Grantees") each fifty percent (50%) of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the northern 150 feet of Lot No. 54 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the Plan of which is of record in Book 421, Page 7, Register's Office for said County.

Said part of said Lot No. 54 fronts 85 feet on the south side of Barton Avenue and extends back southwardly between parallel lines 150 feet to a line.

Being the same property conveyed to **Ronnie J. Steinberg and husband, Michael Ames**, by Warranty Deed dated December 30, 1996, from **Richard M. Garner, unmarried**, recorded in Book 10307, Page 851, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2405 Barton Ave., Nashville, TN 37212**.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 13th day of September 2024.

Ronnie J. Steinberg

Ronnie J. Steinberg

Michael Ames

Michael Ames

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ronnie J. Steinberg**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September 2024.

Notary Public

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06-2027

My Commission Expires:
7/6/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Michael Ames**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Michael Ames
Affiant

Sworn to and subscribed to before me, this the 13th day of September 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06-2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2024.

Affiant Signature

September 13, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of September 2024.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

