Karen Johnson
Batch # 1189770
10/04/2024 08:19:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241004-0077030

THIS INSTRUMENT PREPARED BY:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all persons by these presents that **Mark David Nelson, an unmarried person** (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Mark D. Nelson, Trustee of the Mark Nelson Living Trust dated September 25, 2024, and any amendments thereto,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 619, on the plan of Section 2, Kensington of Priest Lake, as shown on plat of record in Plat Book 6250, Page 592, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This real property being all of the property conveyed to the Grantor from Mark David Nelson and Susan Dianne Nelson, by quitclaim deed recorded on July 30, 2021, at **Instrument No. 20210730-0102596,** in the Register's Office for Davidson County, Tennessee.

Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular.

WITNESS the Grantor's hand in Franklin, Williamson County, Tennessee, on this 25TH day of September, 2024.

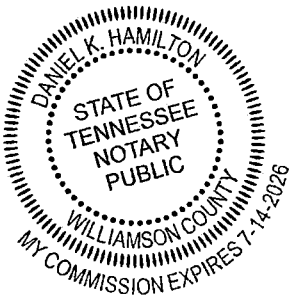
GRANTOR:

Mark D. Nelson

Mark D. Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25TH day of September, 2024, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Mark D. Nelson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: _____

New Owner Name and Address: Mark D. Nelson, Trustee Mark Nelson Living Trust 4036 Lancashire Dr. Antioch, TN 37013	Mail Tax Notice to: Mark D. Nelson, Trustee Mark Nelson Living Trust 4036 Lancashire Dr. Antioch, TN 37013
Property Address: 4036 Lancashire Dr. Antioch, Tennessee 37013	Parcel ID Number: 150-04-0-088.00
This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).	