Karen Johnson Davidson County
Batch # 1189804 DEEDQC
10/04/2024 08:55:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241004-0077065

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF DEKALB)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 11th day of September 2024

Notary public

My commission Expires: May 20, 2025

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Jack and Mary Duggin Living Trust 4123 Skyline Drive Nashville, Tennessee 37215	Jack and Mary Duggin Living Trust 4123 Skyline Drive Nashville, Tennessee 37215	117-13-0-014-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mary E. Duggin, as Trustee of the Jack and Mary Duggin Living Trust dated August 11, 2021, does hereby quitclaim, transfer and convey unto Jennifer Duggin Alexander, as Trustee of the Jack and Mary Duggin Living Trust dated August 11, 2021, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Vailwood Heights, as of record in Book 1835, page 32, Register's Office for said County. Said Lot No. 30 fronts 100 feet on the westerly side of Skyline Drive and runs back between parallel lines 252 feet to a dead line.

Being the same property conveyed to Jack C. Duggin and Mary E. Duggin, as Trustees of the Jack and Mary Duggin Living Trust dated August 11, 2021, from Jack C. Duggin and wife, Mary E. Duggin, by Quitclaim Deed dated August 11, 2021, and recorded on August 17, 2021, as Instrument No.20210817-0110731, Registers Office for Davidson County, Tennessee. Upon the death of Jack C. Duggin, Mary E. Duggin became the sole Trustee of the Jack and Mary Duggin Living Trust dated August 11, 2021.

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

Property Address: 4123 Skyline Drive, Nashville, Tennessee 37215

Witness my hand this 11 day of September 2024.

Mary E. Duggin

Mary E. Duggin, Trustee of the Jack and Mary Duggin Living Trust dated August 11, 2021, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DeKalb)

Personally appeared before me, Coleman Dale Lane Oyster, Notary Public, Mary E. Duggin, as Trustee and Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day September 11, 2024.

[Seal]

COLEMAN DALE LANE OYSTER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Coleman Dale Lane Oyster

, Notary Public

My commission expires: 1/4/28