Karen Johnson
Batch # 1192388
10/10/2024 02:13:34 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241010-0078832

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
The MARY JOANN LOCKETT LIVING TRUST
Dated September 25, 2024.
MARY JOANN LOCKETT, Trustee
1305 North Avondale Circle
Nashville, Tennessee 37207

SEND TAX BILL TO:
Same

MAP/PARCEL:
071 02 0 170.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, MARY JOANN LOCKETT (fka Mary J. Matthews) a single individual, in connection with the administration of my revocable living trust, as trustee, now conveys, releases and forever quitclaims from myself, as an individual, to the MARY JOANN LOCKETT LIVING TRUST dated September 25, 2024 all my right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Trinity Hills Village, Section One, as of record in Book 4175, page 62, Register's Office for said county. Said Lot No. 8 fronts 77.0 feet on the easterly margin of North Avondale Circle and extends back 140.1 feet on the northerly line and 100.2 feet on the southerly line to a dead line **in** the rear measuring 53.1 feet thereon.

Being part of the property conveyed to Trinity Hills Village, Inc. by deed from M. N. Webb et ux, Ida Nell Webb, of record in Book 4245, page 588, said Register's Office.

Being the same property conveyed to Mary J. Matthews (unmarried) by Trinity Hills Village, Inc. by warranty deed of record in Book 4417, page 374, Register's Office for Davidson County.

Being the same property listed by Mary J. Matthews on schedule B-1 of her bankruptcy petition No. BK-76-295 filed February 18, 1976 in the United States District Court for the Middle District of Tennessee.

Being the same property conveyed to Mary J. Matthews (unmarried) by G. Battle Claiborne, Bankruptcy Trustee in the United States District Court for the Middle District of Tennessee, in case No. BR76-295, by Warranty Deed dated June 24th, 1976 and filed July 6th, 1976, of record in Book 5042, Pages 462- 463, Register's Office for Davidson County.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The purpose and intent of this document is to transfer title from an individual to a trust where that same individual is the trustee.

The property is commonly known as 1305 North Avondale Circle, Nashville, Tennessee 37207 (formerly 1243 North Avondale Circle, Nashville, Tennessee 37207).

I, the above listed grantor conveys my interest in the real property to the MARY JOANN LOCKETT LIVING TRUST dated September 25, 2024.

Mary J Lockett
MARY JOANN LOCKETT (fka Mary J Matthews)

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 2ND day of October 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the MARY JOANN LOCKETT LIVING TRUST dated September 25, 2024.

Mary J Lockett
MARY JOANN LOCKETT (fka Mary J Matthews)

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 2ND day of October 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.