Karen Johnson Davidson County
Batch# 1193104 DEEDQC
10/14/2024 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241014-0079275

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Ashy Martha M. French Revocable Living Trust	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 2080 Creekland View Blvd.	(STREET ADDRESS)	059-16-0-057.00
(CITY) (STATE) (ZIP) Nashville, TN 37207	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ashy French and Terrance French, wife and husband,** Grantor, does hereby quitclaim and convey unto **Ashy Martha M. French, Trustee of the Ashy Martha M. French Revocable Living Trust**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land located in Nashville, Davidson County, Tennessee, beginning 79.86 feet Southeasterly from the Southeast intersection of Francis Street and Grover Street, being Lot No. 47 and part of Lot No. 48 on the J.B. Haynie's Cleveland Plan of Lots recorded in Book 161, Page 35, Register's Office for Davidson County, Tennessee described according to a boundary survey, dated May 14,2004, by Campbell, Morae and Associates Surveying, Inc. (John Hood, TN RLS No. 1838) as follows:
Beginning at an iron rod (new) in the Southerly margin of Grover Street (50' R.O.W.), said rod being the most northerly common front corner of Lots 46 and 47 of J.B. Haynie's Cleveland Plan of Lots of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee, and being located S 45 degrees 00' " E 79.86 feet from the Southeast R.O.W. intersection of said Grover Street and Francis Street; thence with said southerly margin S45 degrees 00' 00" E 44.92 feet to an iron rod (new) at the northwest corner of the Emma T. Buchanan land (Book 10633, Page 730, Register's Office for Davidson County, Tennessee) thence with said Buchanan s 44 degrees 13' 16" W 124.91 feet to an iron rod (new) in the margin of an alley (10' R.O.W.); thence with said margin N 44 degrees 58' 53" W 44.64 feet to an iron rod (new); thence with the lone between said Lots 46 and 47 N 44 degrees 05' 46" E 174.90 feet to the beginning containing 0.11 acres, more or less.

Being the same property conveyed to Ashy French and Terrance French, wife and husband, by deed from Josh Tvaroch and Priscilla Elaine Tvaroch, husband and wife, of record in Instrument No. 201805300051523, Register's Office for Davidson County, Tennessee.
This is not the marital residence of the Grantors.
Terrance D. French has received a settlement and will not have any claims towards the property at divorce proceedings or in the future.

This is improved property known as: 2426 Grover Street, Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 26th day of September, 2024.

Affiant

My commission expires: 1/28/26
(Affix Seal)

Notary Public

MICHAEL T. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 26th day of September, 2024.

Ashy French

Terrance French

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2024, before me personally appeared Ashy French, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this 26th day of September, 2024.

Notary Public

My Commission Expires: 1/28/26

MICHAEL T. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2024, before me personally appeared Terrance French, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 26th day of September, 2024.

Notary Public

My Commission Expires: 1/28/26

MICHAEL T. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/26/2024 (date of document).

Affiant Signature

09/26/2024
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 26 day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY