Prepared by:
Brian Lavoy Payne
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TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 16th day of October 2024.

Brian Payne, Notary Public
My commission expires: September 7, 2026

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1195626 DEEDQC
10/18/2024 12:41:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241018-0081133

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lee Anna Fentriss, Trustee Markham James Fentriss, Trustee 3713 Woodmont Lane Nashville, Tennessee 37215	New Owner	11612003400

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Lee A. Fentriss and husband, Mark Fentriss,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Lee Anna Fentriss and Markham James Fentriss, Co-Trustees, or their successors in interest, of the Lee and Mark Fentriss Living Trust, dated October 16, 2024, and any amendments thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 and the Southerly part of Lot No. 6, Block "E" on the plan of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for said County.

Said Lot No. 7 and the Southerly part of Lot No. 6, Block "E", fronts 112.5 feet on the Westerly margin of Woodmont Lane and extend back 183 feet more or less on the Northerly line and 174 feet more or less on the Southerly line to a broken line in the rear, measuring 88.6 feet thereon. Being the same property conveyed to Lee A. Fentriss, married, by quitclaim deed dated November

12, 2014, from Lee A. Loes now being known as Lee A. Fentriss, of record in Instrument No. 20141118-0106335, Davidson County Register of Deeds.

Mark Fentriss joins in the execution of this instrument to convey his marital interest, if any, in subject property. Mark Fentriss and Markham James Fentriss are one and the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their living trust.

This is improved property known as 3713 Woodmont Lane, Nashville, TN 37215

Witness our hand this 16th day of October 2024.

Lee A. Fentriss

Mark Fentriss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lee A. Fentriss and Mark Fentriss, the bargainors, 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 and official seal at Nashville, Tennessee, this 16th day of October 2024.

Notary Public

My commission expires: September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON