THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1198529 DEEDQC
10/30/2024 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 25th day of October, 2024.

Notary Public
My Commission Expires: 09/05/2028

NICHOLAS RAY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Lila Living Trust **1975 Gatlin Drive** **Nashville, TN 37210**	**Lila Living Trust** **1975 Gatlin Drive** **Nashville, TN 37210**	**106-14-0-002.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kayla Closson and Carly Brandt, a married couple** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Lila Living Trust dated October 25, 2024** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Raymond Heights, of record in Plat Book 1424, Page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kayla Closson and Carly Brandt, a married couple, by Warranty Deed from Pamela E. Hiland, an unmarried woman, of record at Instrument number 20240731-0057783, in the Register's Office for Davidson County, Tennessee, dated July 26, 2024.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1975 Gatlin Drive, Nashville, TN 37210**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 25th day of October, 2024.

GRANTORS:

Kayla Closson

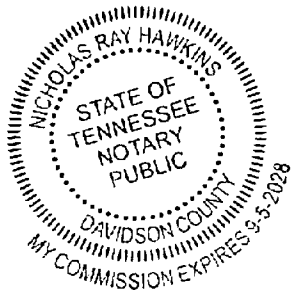
Carly Brandt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of October, 2024, before me personally appeared Kayla Closson and Carly Brandt, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 25th day of October, 2024.

Notary Public
My commission expires: 09/05/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, do hereby 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 October 25, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 25th day of October, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of October, 2024.

Notary Public
My commission expires: 09/05/2028

(SEAL)

