Karen Johnson Davidson County
Batch# 1198904 DEEDQC
10/30/2024 03:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241030-0083823

QUITCLAIM DEED

MAIL RECORDED DEED TO:

PATTY C.
ADVOCUS NATIONAL TITLE INSURANCE COMPANY
1 SOUTH WACKER DR., 24TH FLOOR
CHICAGO, IL 60606

OWNER (SEND TAX BILLS TO):

LAUREN R. FINNEY
1414 HOLLY STREET
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LAUREN R. FINNEY, TRUSTEE, under the LAUREN RAE FINNEY TRUST dated August 11, 2011 (herein, "Grantor"), whose address is 1414 Holly Street, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to LAUREN R. FINNEY, an unmarried woman (herein, "Grantee"), whose address is 1414 Holly Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1414 Holly Street, Nashville, TN 37206

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

[Signature contained on the following pages]

PIN NO: 083-09-0-444.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 14 day of October, 2024.

GRANTOR:

Lauren Rae Finney Trust dated August 11, 2011

Lauren R. Finney, Trustee
Lauren R. Finney, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lauren R. Finney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of Lauren Rae Finney Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2024

[Affix Notary Seal]

Russell Norment
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/04/2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: Lauren R. Finney
(Lauren R. Finney

Subscribed and sworn to under oath before me, this 14th day of October, 2024 by Lauren R. Finney.

[Affix Notary Seal]

Russell Norment
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/04/2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28, IN BLOCK "D", IN THE SUBDIVISION OF THE HOME PLACE OF MRS. E.M. LINDSLEY, A PLAN OF WHICH IS OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20131219-0128319 on December 19, 2013.

PIN NO: 083-09-0-444.00

STREET ADDRESS: 1414 Holly Street, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Peter Ranser, 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 **10/14/2024** (date of document).

Affiant Signature

10/14/2024
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this **14TH** day of **October**, **2024**.

Notary's Signature

MY COMMISSION EXPIRES: **7/2/2025**

NOTARY'S SEAL

OFFICIAL SEAL
VICKI VOIGT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/2/2025