This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1199580 DEEDQC
10/31/2024 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084482

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Mignon L. Francois Tennessee Investment Services Trust 1213 6th Ave N Nashville, TN 37208	**064-13-0-040.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MIGNON L. FRANCOIS** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **THE MIGNON L. FRANCOIS TENNESSEE INVESTMENT SERVICES TRUST U/T/A DATED JULY 11, 2022** (hereinafter "Grantee"), its successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the west 150 feet of Lot No. 59 of Block 3 on the Plan of Berryville, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50 feet on the easterly side of Wood Avenue or Street and runs back between parallel lines 150 feet to the west line of the property conveyed to Buford F. Helton and wife, by Deed from Daisy Hurt, of record in Book 1272, page 119, said Register's Office.
>
> Being the same property conveyed to MIGNON L. FRANCOIS, by deed from REBEKAH L. DOZIER, a married woman, of record in Instrument No. 20240312-0017076 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4302 Woods Street, Old Hickory, Davidson County, Tennessee 37138.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 25TH day of OCTOBER, 2024.

GRANTOR:

MIGNON L. FRANCOIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **MIGNON L. FRANCOIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25TH day of OCTOBER, 2024.

NOTARY PUBLIC
My Commission Expires: 5/3/2027

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 25TH day of OCTOBER, 2024.

NOTARY PUBLIC
My Commission Expires: 5/3/2027

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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).

Andrea P. Perry
Affiant Signature

10-29-24
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 29th day of October, 2024.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 5-5-25.

