Karen Johnson Davidson County
Batch # 1201028 DEEDQC
11/04/2024 10:05:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241104-0085393

This instrument was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NO:
Andrea D. Willis, Trustee 2208B Carter Avenue Nashville, TN 37206	Andrea Willis 2208B Carter Avenue Nashville, TN 37206	083 03 4S 001.00

QUITCLAIM DEED

Grantor, Andrea Willis, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Andrea D. Willis, Trustee, or her successors in interest, of the Andrea D. Willis Revocable Trust dated October 1, 2024, and any amendments thereto all of their rights, title, and interest in the following property commonly known as 2208B Carter Avenue, Nashville, TN 37206 with the following legal description:

> Land in Davidson County, Tennessee, being Unit No. A on the plan of Twentytwo-Eight Carter Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Twentytwo-Eight Carter Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210720-0097462, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> This conveyance is subject to:
>
> Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. S. Ashworth's Resubdivision of Lots 47, 48, 49 & 50 of the Town of Brownsville, as recorded in Plat Book 161, Page 153.
>
> Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210720-0097462.
>
> Any and all existing easements and restrictions as shown of record not stated herein.

Prior title may be found in Instrument No. 20231218-0097273 dated December 15, 2023 and recorded on December 18, 2023, in the Register's Office of Davidson County, Tennessee.

Grantor and Grantees acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

Andrea Willis, Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Andrea Willis, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 1st day of October, 2024.

LADAISHA M. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES OCTOBER 25, 2027

Notary Public

OATH OF VALUE

We hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Andrea D. Willis, Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Andrea D. Willis, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 1st day of October, 2024.

LADAISHA M. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES OCTOBER 25, 2027

Notary Public