This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

**ADDRESS NEW OWNER:**
ALBERT WILLIAM OGLETON JR. AND DEANNA JOHNSON OGLETON LIVING TRUST
Dated November 4th 2024
ALBERT WILLIAM OGLETON JR. AND DEANNA JOHNSON OGLETON, Trustees
1404 Cranapple Cove
Nashville, Tennessee 37207

**SEND TAX BILL TO:**
Same

**MAP/PARCEL:**
050 03 0B 163.00

Karen Johnson
Batch # 1202061
11/05/2024 02:07:44 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241105-0085943

**TRUSTEE'S QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Pursuant Tenn. Code Ann. § 66-5-103 (2), ALBERT WILLIAM OGLETON JR. AND DEANNA JOHNSON OGLETON, as husband and wife, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as husband and wife, to the ALBERT WILLIAM OGLETON JR. AND DEANNA JOHNSON OGLETON LIVING TRUST Dated November 4th 2024, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Mulberry Downs, Phase 1C of record in Book 7900, Page 442, Register's Office for said County, to which plan reference is herby made for a more complete and accurate description.

BEING the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7770, Page 859 and in Book 7855, Page 630, Register's Office for Davidson County, TN.

BEING the same property conveyed to Albert W. Ogleton, Jr. (aka ALBERT WILLIAM OGLETON JR.) and wife, Deanna R. Ogleton (aka DEANNA JOHNSON OGLETON) by Warranty Deed from Phillips Builders, Inc. dated January 8th, 1996, and filed January 10th, 1996, of record in Book 9914, Page 166, Register's Office for Davidson County, Tennessee.

The property is commonly known as 1404 Cranapple Cove, Nashville, Tennessee 37207.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

*The sole purpose of this instrument is to convey title from married persons to their trust, in which they are trustees.*

I, the above listed grantor, conveys my interest in the real property to the ALBERT WILLIAM OGLETON JR. AND DEANNA JOHNSON OGLETON LIVING TRUST dated November 4th 2024.

ALBERT WILLIAM OGLETON JR.

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 4th day of November, 2024.

NOTARY PUBLIC
My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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I, the above listed grantor, conveys my interest in the real property to the ALBERT WILLIAM OGLETON JR. AND DEANNA JOHNSON OGLETON LIVING TRUST dated November 4th 2024.

DEANNA JOHNSON OGLETON

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 4th day of November, 2024.

NOTARY PUBLIC
My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**AFFIDAVIT**

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the ALBERT WILLIAM OGLETON JR. AND DEANNA JOHNSON OGLETON LIVING TRUST dated November 4th 2024.

ALBERT WILLIAM OGLETON JR.

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 4th day of November, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
JAN 29 2025

****

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the ALBERT WILLIAM OGLETON JR. AND DEANNA JOHNSON OGLETON LIVING TRUST dated November 4th 2024.

DEANNA JOHNSON OGLETON

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 4th day of November, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
JAN 29 2025

**This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.**