This Instrument Prepared by:
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Franklin, TN 37067
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
20th day of November, 2024

Notary Public

My Commission Expires: October 17, 2028

SHANNON LASHLEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-17-2028

Karen Johnson Davidson County
Batch# 1207511 DEEDQC
11/21/2024 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0090934

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
James Robertson Nash and Marcella Lynn Nash, Trustees 102 Lauderdale Road Nashville, TN 37205	**NEW OWNER**	**103-12-0 225.00**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Marcella L. Nash and spouse, James Robertson Nash**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **James Robertson Nash and Marcella Lynn Nash, as Trustees for The Nash Family Living Trust, Dated November 20, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 of Block "B" on the Plan of Cherokee Park, Second Section, as of record in Book 547, page 175 and 176, Register's Office for said County.
>
> Said Lot No. 21 fronts 60 feet on the easterly side of Lauderdale Road and runs back 158.50 feet on the southerly line and 158.58 feet on the northerly line to a dead line, measuring 67 feet thereon.
>
> Being the same property conveyed to Marcella L. Nash and spouse, James Robertson Nash by Warranty Deed from Varina F. Buntin, of record as Instrument No. 20041104-0133149, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **102 Lauderdale Road, Nashville, TN 37205**

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.

WITNESS my hand this 20th day of November, 2024.

Marcella L. Nash

James Robertson Nash

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcella L. Nash and James Robertson Nash**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2024.

[SEAL]

Notary Public

My Commission Expires: October 17, 2028

SHANNON LASHLEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **November 20, 2024**.

Affiant Signature

11.20.2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of November, 2024.

Notary's Signature

My Commission Expires: October 17, 2028

