Karen Johnson Davidson County
Batch # 1208116 DEEDQC
11/25/2024 08:40:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241125-0091737

This Instrument Prepared by KAH LAW, PLLC
101 S. Court Square, Suite 300, Livingston, Tennessee 38570

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
Troy Gordon Awsumb and Jessica Marie Awsumb, Co-Trustees of The Troy and Jessica Awsumb 2024 Joint Revocable Trust 709B 49th Avenue North Nashville, TN 37209	Troy and Jessica Awsumb 709B 49th Avenue North Nashville, TN 37209	091 11 0 425.00

This instrument is made and entered into on this the 19th day of November, 2024, by and between ***Troy Awsumb and Jessica Awsumb, husband and wife***, Grantors; and ***Troy Gordon Awsumb and Jessica Marie Awsumb, Co-Trustees of The Troy and Jessica Awsumb 2024 Joint Revocable Trust***, Grantees.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantors do hereby grant, alien, convey, and quitclaim unto the Grantees, their successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows, ***retaining, however, the immunity of tenants by the entirety property provided by T.C.A. §35-15-510***:

Land in Davidson County, Tennessee, being Lot No. 40 of Block No. 99, No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

This conveyance is subject to all easements, restrictive covenants, and conditions including those located in the Register's Office of Davidson County, Tennessee, and all matters of record, including all items set out on any applicable plat of record.

This is improved property known as 709 B 49th Ave N, Nashville, TN 37209.

This property is conveyed subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made

subject to any and all restrictions and encumbrances as may be shown of record in the Register's office where the real property is situated.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. This instrument was prepared without the benefit of a title search and from information provided by the parties. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey or title search.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Mary Helen Beard, single, to Troy Awsumb and Jessica Awsumb, husband and wife, of record at Instrument No. 20201029-0125878, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their signatures, this day and date first above written.

Troy Awsumb

Jessica Awsumb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ***Troy Awsumb and Jessica Awsumb***, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained.

KILEEN HOPPE
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

NOTARY PUBLIC
My Commission Expires: 09-20-28

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