Return to and

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1208938 DEEDQC
11/27/2024 02:30:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241127-0093012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 26th day of November, 2024.

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: September 7, 2026

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Lane Sirls, Trustee 5040 Kingsview Court Nashville, Tennessee 37220	New Owner	117-08-119.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Michael L. Sirls, unmarried, and Mitchell W. Sirls, unmarried,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Michael Lane Sirls, Trustee, or his successor trustees in interest as they may appear, of THE MICHAEL LANE SIRLS LIVING TRUST, u/a dated November 26, 2024, and any amendments thereto or restatements thereof, and Mitchell Wayne Sirls, Trustee, or his successor trustees in interest as they may appear, of THE MITCHELL WAYNE SIRLS LIVING TRUST, u/a dated November 26, 2024, and any amendments thereto or restatements thereof,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the East 50 feet of Lot No. 159 on the Map of Victoria Place, as of record in Book 332, Page 10, in the Register's Office for said County, as follows:

Said part of said Lot fronts 50 feet on the Northerly side of Fergson Avenue and runs

back between parallel lines 152 feet to a dead line.

Being the same property conveyed to Michael L. Sirls, unmarried, and Mitchell W. Sirls, unmarried, as tenants in common with right of survivorship, by quitclaim deed from Michael L. Sirls, unmarried, of record in Instrument No. 20121022-0096613, Office of the Davidson County, Tennessee Register of Deeds.

This conveyance is made subject to all easements, including utility easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their revocable living trusts.

This is improved property known as 1524 Ferguson Avenue, Nashville, Tennessee 37212.

Witness my hand this 26th day of November, 2024.

Michael L. Sirls

Mitchell W. Sirls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael L. Sirls and Mitchell W. Sirls**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of November, 2024.

Notary Public

My commission expires: September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON