2

Karen Johnson Davidson County
Batch# 1212915 DEEDQC
12/05/2024 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241205-0094626

**Instrument Prepared By:**

**Stewart Title**
**30 Burton Hills Blvd., Suite 200**
**Nashville, TN 37215**

The Actual Consideration or Value, whichever is greater, for this transfer is **S -0-**

Affiant _____

Subscribed and sworn to before me
5 day of **December 2024.**

_____
**Notary Public**

**My Commission Expires:** _____

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

**QUITCLAIM DEED**

Address New Owner:
**Jody Bryn Sivley Toledano**
**504 Belgrave Park**
**Nashville, TN 37215**

Send Tax Bills To:
**SAME**

Map-Parcel Numbers:
**117-13-0B-027.00**

**FOR AND IN CONSIDERATION** of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Trustees of the Van Daniel Sivley Trust dated March 9, 2010**, by these presents does hereby transfer and quitclaim and convey any and all interest in property unto **Jody Bryn Sivley Toledano, a married woman,** her successors and assigns, all of their rights, title, and interest in and to the following described tracts of land:

Land in Davidson County, Tennessee, being Lot No. 504, on the plan of Abbottsford, Phase One of record in Plat Book 6250, Pages 419-421, amended in Book 6771, Pages 683, 688, and 693, amended in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joan C. Sivley by Warranty Deed from Arthur Newton Anderson, III and wife, Kimberly K. Anderson, dated 09/02/2004, of record in Instrument No. 20040910-0109458, Register's Office for Davidson County, Tennessee.

The said Joan C. Sivley died testate on 07/18/2020, devising subject property to the Jody Bryn Sivley Toledano Trust under the last will and testament of Joan C. Sivley and the Van Daniel Sivley Trust dated March 9, 2010, as evidenced in File No. 20P-1230, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Trustees of the Jody Bryn Sivley Toledano Trust created under the Last Will and Testament of Joan C. Sivley dated May 13, 2013, by Executor's Quitclaim Deed from Jody Bryn Sivley Toledano and Douglas J. Brown, Esq., Co-Exccutors under the last Will and Testament of Joan C. Sivley, dated 05/06/2021, of record in Instrument No. 20210512-0063837, Register's Office for Davidson County, Tennessee.

**X – improved property: 504 Belgrave Park, Nashville, TN 37215**

**IN WITNESS WHEREROF,** this instrument has been executed this 03 day of **December, 2024.**

**The Van Daniel Sivley Trust**

**By:** _____

Jody Bryn Sivley Toledano, Co-Trustee of the Van Daniel Sivley Trust ~~under the last will and testament of Van Daniel Sivley dated May 13, 2013~~ dated March 9, 2010

State of **Tennessee**
County of **Davidson**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Jody Bryn Sivley Toledano, Co-Trustee of the Van Daniel Sivley Trust**, with whom I am personally acquainted (or proved to me on the basic of satisfactory evidence), and who, upon oath, acknowledged that **she** executed the foregoing instrument for the purposes therein contained, by signing as **Co-Trustee** of the **Van Daniel Sivley Trust.**

Witness my hand and official seal at Nashville, Tennessee, this 3RD day of **December 2024.**

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 07-03-2028

**IN WITNESS WHEREROF,** this instrument has been executed this 4th day of **December, 2024.**

The Van Daniel Sivley Trust

By: ________________________________ Co-Trustee

**Douglas J. Brown, Esq., Co-Trustee of the Van Daniel Sivley Trust** ~~[illegible]~~
~~[illegible]~~ dated March 9, 2010

State of **Florida**
County of Collier

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Douglas J. Brown, Esq., Co-Trustee of the Van Daniel Sivley Trust**, with whom I am personally acquainted (or proved to me on the basic of satisfactory evidence), and who, upon oath, acknowledged that **he** executed the foregoing instrument for the purposes therein contained, by signing **Co-Trustee** of the **Van Daniel Sivley Trust.**

Witness my hand and official seal at Nashville, Tennessee, this 4 day of **December 2024.**

__________________________
Notary Public
My Commission Expires: Dec 28, 2025

NOTARY PUBLIC STATE OF FLORIDA
VICKIE KING-MAYWEATHER
MY COMMISSION # HH 211774
EXPIRES: December 28, 2025

# Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/5/24.

Date

Affiant Signature

12/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of December, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025