Karen Johnson Davidson County
Batch # 1213100 DEEDQC
12/06/2024 11:40:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20241206-0094864

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 THE 26 DAY OF November 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Dennis Stephen Willis, Jr. Revocable Living Trust	**Same**	**155-15-0A-129.00**
(NAME) **5221 Beech Ridge Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **DENNIS S. WILLIS, JR., an unmarried man,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **DENNIS STEPHEN WILLIS, JR., TRUSTEE OF THE DENNIS STEPHEN WILLIS, JR. REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF DENNIS STEPHEN WILLIS, JR., Dated November 26, 2024,** as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Lot No. 129 on the plan of Stonemeade, Section II, of record in Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Bevens and Joann Bevens, husband and wife by Warranty Deed from John E. Moor, IV and wife, Melissa Moore, recorded on the 8th day of October, 2013 in Instrument No. 20131008-0105835, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dennis S. Willis, Jr., an unmarried man, by Warranty Deed from Ryan Bevens and Joann Bevens, Husband and Wife, recorded on the 22nd day of March, 2017 in instrument No. 20170322-0028184, in the Register's Office of Davidson County, Tennessee.

The previous conveyance of record has been included in legal description for reference.

Unimproved ( )
This is improved (X) property, known as: **5221 Beech Ridge Road, Nashville, TN 37221**

Witness our hands, this the 26th day of November, 2024.

DENNIS STEPHEN WILLIS, JR.

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 **DENNIS STEPHEN WILLIS, JR.** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 26th day of November, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026