Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road
Suite 101
Westlake Village, CA 91361
File No. 2561691TN

Karen Johnson Davidson County
Batch# 1217114 DEEDQC
12/17/2024 08:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241217-0097713

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 104-15-0-156.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 9th day of December, 2024 by and between **James Nichols and Travis Loller, Trustees of The Puppy and Raven Revocable Living Trust,** whose address is 2118 Blair Boulevard, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **James Nichols and Travis Loller, husband and wife,** residing at 2118 Blair Boulevard, Nashville, TN 37212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2118 Blair Boulevard, Nashville, TN 37212

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES NICHOLS AND TRAVIS LOLLER, TRUSTEES OF THE PUPPY AND RAVEN REVOCABLE TRUST BY DEED FROM THOMAS H. NEWBY AND JUDITH P. NEWBY DATED JULY 1, 2019 AND RECORDED JULY 5, 2019 UNDER INSTRUMENT NUMBER 20190705-0065932 OF THE DAVIDSON COUNTY, TENNESSEE RECORDER'S OFFICE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

James Nichols, Trustee of The Puppy and Raven Revocable Living Trust

Travis Loller, Trustee of The Puppy and Raven Revocable Living Trust

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **James Nichols and Travis Loller, Trustees of The Puppy and Raven Revocable Living Trust,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN Davidson county, this 9th day of December, 2024.

Notary Public

My Commission Expires May 5, 2025

My Commission expires:

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-5-2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

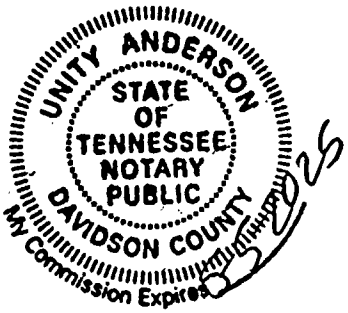
Affiant

Print Name: Travis Loller

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 9th day of December, 2024.

Notary Public My Commission Expires
My Commission Expires: May 5, 2025



Name and address for person(s) responsible for taxes:

James Nichols and Travis Loller
2118 Blair Boulevard
Nashville, TN 37212

Name and address of property owner:

James Nichols and Travis Loller
2118 Blair Boulevard
Nashville, TN 37212

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 AND THE WESTERLY ONE-HALF OF LOT NO. 11 ON THE MAP OF ST. BERNARD PLACE, AS OF RECORD IN BOOK 161, PAGE 171, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 AND THE WESTERLY ONE-HALF OF LOT NO. 11 FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF BLAIR BOULEVARD, FORMERLY LONG AVENUE, AND EXTEND BACK NORTHWARDLY BETWEEN PARALLEL LINES 137.78 FEET, MORE OR LESS, ON THE WESTERLY LINE, AND 138.44 FEET, MORE OR LESS, ON THE EASTERLY LINE TO THE SOUTHERLY MARGIN OF AN ALLEY.

Parcel ID No.: 104-15-0-156.00

Property commonly known as: 2118 Blair Boulevard, Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Donna Brooks, 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 12-9-2024 (date of document).

Affiant Signature

12-10-2024
Date

STATE OF PA
COUNTY OF Allegheny
Subscribed and sworn to before me this 10 day of December, 2024.

Notary Public
My Commission Expires: 1-25-2027

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746