PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:

Karen Johnson Davidson County
Batch # 1217248 DEEDQC
12/17/2024 01:14:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097911

STATE OF TENNESSEE
COUNTY OF _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ Ø, Affiant
Subscribed and sworn before me this the
17 Day of December, 2024.
P. Allmon, Deputy Register

My commission expires _____

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

After recording, mail document
Name: Helen V. Teaster (Grantor/Grantee)
Address: 837 Fitzpatrick Road Nashville 37214
And tax statements to:
Chase Mortgage
700 Kansas Lane
Monroe, LA 71203

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective 09/05/24 (the "Effective Date") between the following Grantor (the "Grantor) Helen V. Teaster a divorced woman who's mailing address is 837 Fitzpatrick Road Nashville 37214 and *THE LIVING TRUST OF Helen V. Teaster dated* 09/05/24 the Grantee (the "Grantee").

WITNESSETH, That the Grantors, for and in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in DAVIDSON County, Tennessee, and more particularly described as the following:

Mailing Address

837 Fitzpatrick Road Nashville 37214

Map- Parcel Numbers

108-4 94 3D 81381

Legal Description

Land lying and being in Nashville, Davidson County, Tennessee, being Lot No. 279 on the plan of Larchwood, Section Three, of record in Book 52000, Page 540, Registers Office for said County, to which reference is made for more complete description:

Being the same property conveyed to Helen V. Teaster in final Decree of Divorce between Helen V. Teaster and Dennis L. Teaster granted on the 12th day of March 1987, in the Fourth Circuit Courts of Davidson County, Tennessee, No. 86D-2884 by Quitclaim deed of record in Book 7198, page 117, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis L. Teaster, et ux., Helev V. Teaster by deed from Frank C. Baton, et ux., Judy W. Baton, of record in Book 6432, Page 62, registers Office for Davidson County, Tennessee.

Being part of the same property conveyed to Frank C. Batson, et ux., Judy W. Batson by deed from James M. Fischer, Jr., of record in Book 6308, Page 629, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to any and all easements and right-or way, public and private, as may be shown of record in Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matter shown in the plat of record in the office of Register of Deeds where the real property is situated.

Witnessed my hand this 5th day of September 2024.

Helen V. Teaster

Helen V. Teaster

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes.

SUBJECT TO THE FOLLOWING:

Any and all building and zoning regulations of City, County, and State.
Any and all easements which may affect the within described property.

EXECUTED this 5th day of September, 2024.

Helen V. Teaster

Grantor/ Grantee:
Helen V. Teaster
(Print)

Grantor/Grantee:
Helen V. Teaster
(Signature)

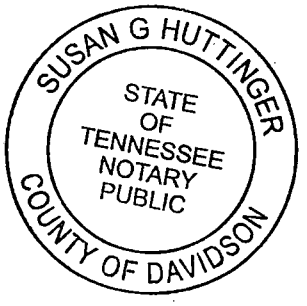
ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson

On this day, personally appeared before me, Helen V. Teaster to me known to be the persons described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 5th day of September, 2024.



Notary's Public Signature
(Date)
My Commission Expires 5-8-2028