Karen Johnson Davidson County
Batch# 1218302 DEEDQC
12/19/2024 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241219-0098635

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 3rd day of December, 2024. Notary Public My Commission Expires:

ALICE M BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Dylan Alcus Lenoir and/or Brenda Michelle Lenoir, Trustees 1017 Sharpe Avenue Nashville, TN 37206	SAME	083-01-0-108.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brenda Michelle Lenoir, previously known as Brenda M. Beck**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Dylan Alcus Lenoir and/or Brenda Michelle Lenoir, Trustees of the Brenda & Dylan Lenoir Living Trust, established by the Revocable Trust Agreement of Dylan Alcus Lenoir and Brenda Michelle Lenoir dated December 3, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of December, 2024.

Brenda Michelle Lenoir

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 Brenda Michelle Lenoir, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of December, 2024.

My Commission Expires: ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 42, as shown on the map entitled Map of Jones and Bradford's Subdivision, of record in Book 161, page 142, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 42 fronts 50 feet on the north side of Sharpe Avenue and runs back between parallel lines 154.5 feet to an alley.

Being the same property conveyed to Brenda M. Beck by deed from The 404 Company, LLC, a Tennessee limited liability company of record in Instrument No. 20181203-0117629 in the Register's Office for Davidson County, Tennessee.

Brenda Michelle Lenoir and Brenda M. Beck are one and the same person.

The exceptions to title to subject property are:

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
2. All applicable governmental and zoning regulations.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.
4. Matters contained in plan of record in Book 161, page 142, said Register's Office.

This is improved property known as 1017 Sharpe Avenue, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 12/3/24.

12/19/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of December, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

