Karen Johnson Davidson County
Batch# 1219955 DEEDQC
12/26/2024 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241226-0099744

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TN

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 23 day of December 2024.

Notary Public

My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Allen Davidson, Trustee	**New Owner**	**11704027000**
1240 Dogwood Drive		
Greensboro, GA 30642		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David A. Davidson and Bethany L. Davidson, husband and wife,** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **David Allen Davidson and Bethany Lee Davidson as Trustees for the David Allen Davidson and Bethany Lee Davidson Revocable Trust U/A/D November 21, 2024,** herein called "GRANTEE(S)", their successors, heirs and assigns all of her right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 56 and the easterly 50 feet of the northerly 55 feet of Lot No. 57, Plan of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, and being more particularly described, as follows:

Beginning on the southerly margin of Paris Avenue 110 feet easterly from the easterly margin of Belmont Boulevard; thence with the southerly margin of said Avenue eastwardly 50 feet to the westerly margin of an alley; thence with the westerly margin of said alley southwardly 130 feet; thence parallel with said Avenue westwardly 50 feet; thence northwardly 130 feet to the beginning.

Being the same property conveyed to David A. Davidson and Bethany L. Davidson, husband and wife by Warranty Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company, dated August 15, 2024 and recorded August 20, 2024, of record in Instrument No. 20240820-0063901, in the Register's Office of Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit wherein the buyer/grantee's name was corrected to Davidson, as recorded in Instrument No. 20240926-0074609, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **1515 Paris Ave., Nashville, TN 37212**

WITNESS my/our hand(s) this 5 day of December, 2024.

David A. Davidson

Bethany L Davidson

Bethany L. Davidson

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **David A. Davidson and Bethany L. Davidson,** the within named Grantor(s), 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, at office, this 5 day of December, 2024.

Notary Public

My Commission Expires: 3/3/29

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/5/2024 (date of document).

Jennifer Russell
Affiant Signature

12/23/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

