THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Jocelyn Troester
Affiant

SUBSCRIBED AND SWORN to before me, this the 26th day of December, 2024.

Notary Public
My Commission Expires: 05/03/2027

Karen Johnson Davidson County
Batch# 1221233 DEEDQC
12/30/2024 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241230-0100994

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Tracie Troester **2105 C Scott Avenue** **Nashville, TN 37216**	**Tracie Troester** **2105 C Scott Avenue** **Nashville, TN 37216**	**072-11-0L-004.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jocelyn Beth Troester, Trustee of the JHLT Irrevocable Trust dated June 12, 2024** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Tracie Troester, a single woman** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. D, on the Plan of Ann Street Homes, a Horizontal Property Regime with Private Elements, shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140729-0067240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to The JHLT Irrevocable Trust dated June 12, 2024 by Quitclaim Deed from David J. Troester and Tracie Troester, husband and wife, of record at Instrument number 20240718-0054281, in the Register's Office for Davidson County, Tennessee, dated June 12, 2024.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1511 D Ann Street, Nashville, Tennessee 37216**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 26th day of December, 2024.

GRANTOR:

Jocelyn Beth Troester, Trustee

Jocelyn Beth Troester, Trustee
of the JHLT Irrevocable Trust dated June 12, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of December, 2024, before me personally appeared Jocelyn Beth Troester, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 26th day of December, 2024.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, TIMOTHY L. JAKACS, 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 December 26, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 26th day of December 26, 2024.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 26th day of December, 2024.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY