Karen Johnson
Batch # 1221846
12/31/2024 08 38 20 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241231-0101309

This instrument prepared by.
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
MIRIAM MCFERRIN AVRIT LIVING TRUST
Dated October 22nd 2024
MIRIAM MCFERRIN AVRIT Trustee
Miriam McFerrin Avrit
7032 South Hampton Boulevard
Antioch, Tennessee 37013

SEND TAX BILL TO:
Same

MAP/PARCEL:
151 10 0A 134.00

TRUSTEES'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT.

I, MIRIAM MCFERRIN AVRIT, an unmarried individual, in connection with the administration of my revocable living trust, as trustee, now conveys, releases and forever quitclaims from myself, as an individual, to the MIRIAM MCFERRIN AVRIT LIVING TRUST dated October 22nd 2024, all my right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows.

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Phase 2, Villages of Lung Hunter P.U D of record in Instrument No 20020515-0059732, 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 Matthew P Moore, an unmarried man, by Warranty Deed, from Catherine L. Edwards and Nathaniel L Edwards, husband and wife, dated December 21, 2017, of record in Instrument No 20180103-0001012, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Miriam Avrit (aka MIRIAM MCFERRIN AVRIT) by Warranty Deed from Matthew P Moore, an unmarried man, dated July 26th, 2021 of record in Instrument No. 20210728-0101491, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS REMAINS SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Instrument No. 20010531-0056382, amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.

By Laws of record in Instrument No. 20041022-0127537, Register's Office for Davidson County, Tennessee. Ingress and Egress to Cemetery of record in Book 1101, Page *457* and Book 1115, Page 302, in the Register's Office for Davidson County, Tennessee

TVA Line Easement of record in Book 2338, Page 406, Book 4446, Page 423 and Book *4535,* Page 351, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Telephone Co of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee

Sanitary Sewer Easement of record in Instrument No. 20001030-0107415, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Instrument No 20010531-0056383, in the Register's Office for Davidson County, Tennessee

Charter for Homeowners Association of record in Instrument No. 20010531-0056381, in the Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument No. 20000906-0088271 and Instrument No 20000906-0088272, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements

Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to HOA dues, if any.

This conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises

The purpose and intent of this document is to transfer title from an individual to a trust where that same individual is the trustee

The property is commonly known as 7032 South Hampton Boulevard, Antioch, Tennessee 37013.

I, the above listed grantor conveys my interest in the real property to the MIRIAM MCFERRIN AVRIT LIVING TRUST dated October 22nd, 2024.

MIRIAM MCFERRIN AVRIT

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22nd day of October 2024.

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed I, the above listed grantor conveys my interest in the real property to the MIRIAM MCFERRIN AVRIT LIVING TRUST dated October 22nd, 2024.

MIRIAM MCFERRIN AVRIT

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 22nd day of October 2024

NOTARY PUBLIC

My commission expires

JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.