Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson
Batch # 1224127
01/07/2025 10:53:36 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250107-0001288

# QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Jameson Patrick Page, aka Jameson P. Page, and wife, Lindy Locke Page, aka Lindy L. Page, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Jameson Patrick Page and Lindy Locke Page, as Trustees of the Jameson & Lindy Page Family Living Trust 2024 dated December 30th, 2024 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the Northerly 45 feet of Lot No. 464, North Nashville Real Estate Co.'s Plan of record in Book 21, Page 105, 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. 464 fronts 45 feet on the northerly side of Fifth Avenue North, and runs back between parallel lines 166 feet, to a dead line in the rear on which it measures 45 feet, said Register's Office.

Being the same property conveyed to Jameson P. Page and Lindy L. Page, husband and wife, from Timothy M. Lee, unmarried, by Warranty Deed on June 14, 2017, and recorded on June 19, 2017, Instrument No. 20170619-0061026, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1805 5th Avenue North, Nashville, TN 37208.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 30th day of December, 2024.

**Grantors:**

Jameson Patrick Page, aka Jameson P. Page

Lindy Locke Page, aka Lindy L. Page

| Address of New Owner: | Send Tax Bills to: | Map and Parcel: |
|---|---|---|
| Jameson Patrick Page and Lindy Locke Page, as Trustees of the Jameson & Lindy Page Family Living Trust 2024, 1805 5th Avenue North, Nashville, TN 37208 | Jameson Patrick Page and Lindy Locke Page, as Trustees of the Jameson & Lindy Page Family Living Trust 2024, 1805 5th Avenue North, Nashville, TN 37208 | **08108025400** |

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jameson Patrick Page and Lindy Locke Page to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 30th day of December, 2024.

Notary Public

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2023

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Jameson Patrick Page and Lindy Locke Page, as Trustees of the Jameson & Lindy Page Family Living Trust 2024, dated December 30th, 2024.
Address: 1805 5th Avenue North, Nashville, TN 37208.

**Grantee:**

Jameson Patrick Page, as Trustee of the Jameson & Lindy Page Family Living Trust 2024 dated December 30th, 2024.

Lindy Locke Page, as Trustee of the Jameson & Lindy Page Family Living Trust 2024 dated December 30th, 2024.

Subscribed and sworn to before me this 30th day of December, 2024.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2023