AFTER RECORDING RETURN TO:
Kathryn E. Turnbull
1410 Lillian Street
Nashville, TN 37206

This document prepared by:
EncorEstate Plans
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Liberty Lake, WA 99019

Parcel ID No.: 083-13-0-326.00

Karen Johnson Davidson County
Batch# 1224625 DEEDQC
01/08/2025 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250108-0001639

QUITCLAIM DEED

THIS DEED made and entered into on this 6th day of January, 2025, by and between **Kathryn Elizabeth Turnbull**, a mailing address of 1410 Lillian Street, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Kathryn E. Turnbull, as Trustee of the Kathryn Turnbull Revocable Living Trust**, a mailing address of 1410 Lillian Street, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 152, Block "P" on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Chancery Court 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 Anna Hollingsworth and Timothy Eric Hollingsworth, wife and husband by Warranty deed from Lynn Y. Hsu and spouse Sean R. Dwyer of record in Instrument No. 20170322-0027841 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 22, 2017.

Commonly known as: 1410 Lillian Street, Nashville, TN 37206

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number 20200923-0109364, recorded on September 23, 2020 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kathryn E. Turnbull

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Kathryn E. Turnbull, the within named Grantor, 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 and seal, at office in Nashville TN, this 6 day of January, 2025.

Olivia Cherry
Notary Public
My Commission expires: 11-08-2028

OLIVIA CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 6 day of January, 2025.

Olivia Cherry
Notary Public
My Commission Expires: 11-08-2028

OLIVIA CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
Kathryn E. Turnbull, as Trustee of the Kathryn Turnbull Revocable Living Trust

1410 Lillian Street

Nashville, TN 37206

Name and address of property owner:
Kathryn E. Turnbull, as Trustee of the Kathryn Turnbull Revocable Living Trust

1410 Lillian Street

Nashville, TN 37206

Certificate of Authenticity

I, Mike Bennett, 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 _____.

Date

MBett

Affiant Signature

12/21/2024

Date

State of California

County of Placer

Sworn to and subscribed before me this 21 day of December, 2024.

C. Michele Holmes

Notary's Signature

My Commission Expires: 9/19/26

Date

Notary's Seal (if on paper)

C. MICHELE HOLMES
COMM. # 2416895
NOTARY PUBLIC - CALIFORNIA
COUNTY OF PLACER
MY COMM. EXP. SEP. 19, 2026