Karen Johnson
Batch # 1226189
01/14/2025 08:56:52 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250114-0002771

**This Instrument prepared by and upon recordation return to:**
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: William J. Ray and Mary M. Ray, Co-Trustees
Ray Family Trust
4404 Nevada Avenue
Nashville, TN 37209

Send tax notice to: William J. Ray and Mary M. Ray, Co-Trustees
Ray Family Trust
277 Stephens Valley Blvd.
Nashville, TN 37221

Map and Parcel No. 91-16-100.00

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# QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

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FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **William J. Ray and Mary M. Ray**, husband and wife, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **William J. Ray and Mary M. Ray, Co-Trustees of the Ray Family Trust** ("Grantee"), a revocable living trust established under an agreement dated January 7, 2025, Grantors' entire interest in and to a certain parcel of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 305 of Block 14, on the Map of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 305 fronts 40 feet on the Northerly margin of Nevada Avenue and extends back between parallel lines, 180 feet to an alley.

This Conveyance is subject to the matters set forth below, if any, and well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ON THE MAP OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 103.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

The legal description is taken from the prior deed of record. This is improved real property commonly known as 4404 Nevada Avenue, Nashville, TN 37209.

Being the same property conveyed from Eric E. Reading, married, to William J. Ray and Mary M. Ray, husband and wife, by Warranty Deed, of record in Instrument No. 20120329-0026669, Register's Office for Davidson County, Tennessee.

**SIGNATURES APPEAR ON FOLLOWING PAGE**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 7th day of January, 2025.

William J. Ray

Mary M. Ray

STATE OF WILLIAMSON )
COUNTY OF TENNESSEE )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, **William J. Ray and Mary M. Ray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2025.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON

**EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE**

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.