...ren Johnson
Batch # 1228449
01/21/2025 10 33 43 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250121-0004374

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John and Carol Irvin Living Trust dated November 19, 2024	**NEW OWNER**	
(NAME)	(NAME)	**06114022300**
37 Rocky Cir NE		
(ADDRESS)	(ADDRESS)	
White, GA 30184		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Patteson Irvin and Carol Lazzo Irvin ("Grantors") by these presents do herby convey, assign, and quitclaim to John Patteson Irvin and Carol Lazzo Irvin, Trustees of the John and Carol Irvin Living Trust dated November 19, 2024, ("Grantee") their successors and assigns, all of Grantors right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit.

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Resubdivision of Lots 5 and 6 of Maplewood Heights Subdivision of record in Instrument Number 20070227-0024149, 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 John Patteson Irvin and Carol Lazzo Irvin, husband and wife, by Warranty Deed from Brian Holwerda and Melissa Holwerda F/K/A Melissa Mathis, husband and wife, executed on 9/16/2019 and filed for record on 9/17/2019 as Instrument Number 20190917-0094297, Register's Office for Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument

This is improved property known as. 3819 Saunders Ave, Nashville, TN 37216

PH

Witness my hand this the 17th day of JANUARY, 2025

John Patteson Irvin

Carol Lazzo Irvin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Patteson Irvin and Carol Lazzo Irvin (the bargainors), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 17th day of January, 2025

Notary Public
My Commission Expires:



PH