Return to Grp

Prepared by
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1230063
01/24/2025 01 16 00 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250124-0005716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 22nd day of January, 2025

Notary Public
My commission expires 09/04/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner	Send Tax Bills to	Tax Information
Diana Sandoval Krebs, Trustee 4406 Howell Place Nashville, TN 37205	New Owner	105114A001 00CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Diana V. Sandoval, married,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Diana Sandoval Krebs, Trustee, or her successor trustees in interest as they may appear, of The Diana Sandoval Krebs Living Trust, u/a dated January 22, 2025, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee, being Unit B, of the Homes at 2160 B & C Byrum Avenue, a Horizontal Property Regime with Private Elements, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160628-0065874, Register's Office for said County, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more complete description of said property.

Being the same property conveyed to Diana V. Sandoval, an unmarried woman, by warranty deed dated February 22, 2017, from Big Properties, LLC, of record in Instrument No. 20170222-0017739, Office of the Register of Deeds of Davidson County, Tennessee

Diana V. Sandoval and Diana Sandoval Krebs being one and the same person.

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

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to herself as Trustee of her revocable living trust

This is improved property known as 2162 Byrum Avenue, Nashville, TN 37203

Witness my hand this 22nd day of January, 2025

Diana Sandoval Krebs

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 **Diana Sandoval Krebs**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 2025

Notary Public

My commission expires 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON