ADDRESS NEW OWNERS AND
SEND TAX BILLS:

Larhonda Rizor, Trustee
Michael Thomas Rizor, Trustee
1424 McAlpine Avenue
Nashville, TN 37216

Karen Johnson Davidson County
Batch # 1232471 DEEDQC
01/31/2025 08 50 17 AM 2 pgs
Fees $12 00 Taxes $0 00
20250131-0007338

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP/PARCEL NUMBER
072 04 0 295
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 22nd day of January 2025, by **LARHONDA RIZOR and husband, MICHAEL RIZOR,** GRANTORS, **LARHONDA RIZOR and MICHAEL THOMAS RIZOR, TRUSTEES of THE LARHONDA and MICHAEL RIZOR RECOVABLE LIVING TRUST, dated December 10, 2024** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORs hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being the North 60 feet of Lot No. 11, Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 adjoins Lot No. 12 and fronts 60 feet on the southwesterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to LaRhonda Rizor and husband, Michael Rizor, by Warranty Deed from William H. Dorris, unmarried, and Robert B. Huffine, a married man, dated May 23, 2002 and recorded May 24, 2002 as in Instrument Number 20020524-0063629 Register's Office for Davidson County, Tennessee. Later amended by Scrivener's Affidavit as in Instrument Number 20080905-0091375 Register's

Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1424 McAlpine Avenue, Nashville, Tennessee, 37216.

Executed on the date first above written.

LaRhonda Rizor

Michael Thomas Rizor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, LaRhonda Rizor and husband, Michael Thomas Rizor the within named 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.

MOODY C SUMMERS TENNESSEE NOTARY PUBLIC My Comm Exp 10/24/2028 COUNTY OF SUMNER

Witness my hand and seal at office this 22nd day of January 2025

NOTARY PUBLIC

My Commission Expires: 10/24/2028

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Moody Summers
AFFIANT

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

MOODY C SUMMERS TENNESSEE NOTARY PUBLIC My Comm Exp. 10/24/2028 COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 10/24/2028