THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1232756 DEEDQC
02/03/2025 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250203-0007692

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 31 day of January, 2025.

Notary Public
My Commission Expires: 9/5/2028

NICHOLAS RAY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Lily Living Trust **1127B Chester Avenue** **Nashville, Tennessee 37206**	**Lily Living Trust** **1127B Chester Avenue** **Nashville, Tennessee 37206**	**083-04-0-151.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alexander Howard and Danielle Renee Howard, husband and wife, as tenants by the entirety** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Lily Living Trust dated January 31, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 101, Rosebank Park, as shown on plat of record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Alexander Howard and Danielle Renee Howard, husband and wife, as tenants by the entirety, by Quitclaim Deed from Alexander Howard and Danielle Renee Howard, f/k/a Danielle Jordan, husband and wife, who both acquired title as single, as joint tenants with right of survivorship, of record at Instrument number 20170718-0072080, in the Register's Office for Davidson County, Tennessee, dated July 11, 2017.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2407 Pafford Drive, Nashville, Tennessee 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 31st day of January, 2025.

GRANTORS:

Alexander Howard

Danielle Renee Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2025, before me personally appeared Alexander Howard and Danielle Renee Howard, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 31st day of January, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheny, 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 January 31, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 31st day of January, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 day of January, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028