Karen Johnson
Batch # 1242357
03/03/2025 09 09 21 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250303-0015367

UMENT PREPARED BY: **John G. Fahner** **dy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Elaine Sanders Bush 1711 Stokes Lane Nashville, TN 37215	SAME AS NEW OWNER	117 07 0 122.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **The Elaine Sanders Bush Revocable Trust, Elaine Sanders Bush, Trustee**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property out of a revocable inter-vivos (living) trust, hereby remises, releases, and quitclaims unto **Elaine Sanders Bush**, an unmarried woman, all of the Grantor's right, title, and interest in and to real property in Davidson County, Tennessee more particularly described as follows:

Being the land in the 7th, formerly the 11th, Civil District of said County and State, being Lot No 108 on the map of the north part of Noel's Subdivision of Watkins Grove, as of record in book 547, page 156, Register's Office for said County.

Said lot No. 108 fronts 208.1 feet to the southerly side of Stokes Avenue and runs back 341.5 feet on the westerly line and 293.8 feet on the easterly line, with the westerly margin of Stokesmont Avenue, formerly Hord Street, to a dead line, measuring 200 feet thereon.

Being the same property conveyed to The Elaine Sanders Bush Revocable Trust, Elaine Sanders Bush, Trustee from Elain Sanders Bush by Quitclaim Deed of record in Instrument No. 20110111-0002848 in the Register's Office for Davidson County, Tennessee

This is improved property known as 1711 Stokes Lane, Nashville, Tennessee 37215

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises

WITNESS my hand this 26 day of February, 2025

Elaine Sanders Bush

Elaine Sanders Bush, Trustee
The Elaine Sanders Bush Revocable Trust,
Grantor

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 **Elaine Sanders Bush**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of February, 2025

My Commission Expires. 3/8/28

Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON