Karen Johnson
Batch # 1249350
03/24/2025 08 58 29 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250324-0021634

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me on March 18, 2025.

NOTARY PUBLIC

STACY NEISLER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires. 02/28/2027

Prepared By:
Stacy S. Neisler / The Law Office of Stacy S. Neisler PLLC
2011 Wall Street Spring Hill TN 37174 / (615) 302-3300

New Owner Address:
Melba H. Queen as Trustee of the Melba Queen Family Trust Dated March 18, 2025
2014 Morrison Avenue
Spring Hill, Tennessee 37174

Send Tax Bills To:
Melba H. Queen as Trustee of the Melba Queen Family Trust Dated March 18, 2025
2014 Morrison Avenue
Spring Hill, Tennessee 37174

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, **MELBA ANN QUEEN, AN UNMARRIED PERSON, the Grantor,** does hereby convey, remise, release and forever quitclaim unto **MELBA H. QUEEN AS TRUSTEE OF THE MELBA QUEEN FAMILY TRUST DATED MARCH 18, 2025, the Grantees**, their successors and assigns, all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

BEING Lot No. 13 on the Plan of Golden Valley Estates, Section 1, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

INCLUDED in the foregoing description but specifically EXCLUDED from this conveyance is the following described property· BEING Part of Lot No 13 in the Plan of Golden Valley Estates, Section, of record in Book 4175, Page 142, said Register's Office, and being more particularly described as follows:

BEGINNING at the point of intersection of the west boundary of Lot 14 with the south right-of-way of the proposed Briley Parkway; thence with said west boundary southwardly 40 feet, more or less, to a point, thence S 86 degrees 03' 38" W, 56 feet, more or less, to a point in the east boundary of Lot 12, thence with said east boundary northwardly 38 feet, more or less, to a point in the south right-of-way, thence with said south right-of-way eastwardly, 52.88 feet to the point of beginning, and containing 2,079 sq. feet

Being the same property and legal description conveyed to Melba Ann Queen and husband, Nelson E. Queen, by Quitclaim Deed dated July 24, 2000, of record under deed reference 20000911-0089454 in the Register's Office for Davidson County, Tennessee

Nelson E. Queen died on March 27, 2024, leaving Melba Ann Queen as his surviving spouse and the sole owner of this property

Map & Parcel: 050 13 0 008.00

This property is improved property known as **2140 W. Richmond Hill Drive, Nashville, Tennessee 37207**

This conveyance is made subject to all covenants, easements, rights of way, and agreements of record and set forth in the prior deed of record for this property.

The legal description herein was taken from the prior deed of record

All information contained herein was provided to the preparer of this instrument by Grantor A title examination was not performed or requested by either party

Said property is conveyed subject to such limitations, taxes, rights of way, by-laws, restrictions and encumbrances as may affect the premises.

WITNESS my hand on March 18, 2025.

Melba Ann Queen

MELBA ANN QUEEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, MELBA ANN QUEEN, who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on March 18, 2025.

My commission expires
02/28/2027

STACY NEISLER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

NOTARY PUBLIC