Karen Johnson Davidson County
Batch# 1254619 DEEDQC
04/01/2025 08:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250401-0024373

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 579872053-85000817

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 091 16 0 178.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 24th day of March, 20 25, by and between **Glen Craig Pickle**, a mailing address of 4206 Park Avenue, Nashville, TN ~~97209~~ 37209 zip, hereinafter referred to as Grantor(s) and **Glen C. Pickle, as Trustee of The Glen Pickle Revocable Living Trust, dated March 24, 2025, and any amendments thereto**, a mailing address of 4206 Park Avenue, Nashville, TN 97209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4206 Park Avenue, Nashville, TN 37209

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

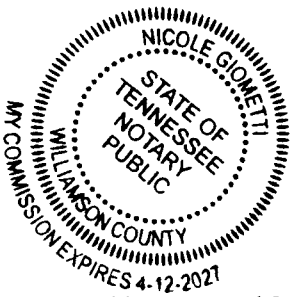
Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Book 5581 Page 718, recorded on 03/24/2000 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Glen Craig Pickle

Glen Craig Pickle



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Glen Craig Pickle, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

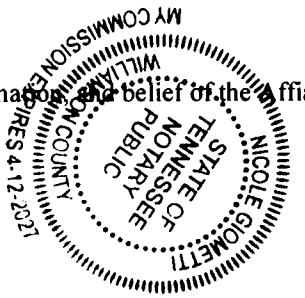
Witness my hand, at offices, the 24th day of March, 2025.

Notary Public
My Commission expires: 4/12/2027

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Glen Pickle
Affiant



STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 24th day of March, 2025.

Notary Public
My Commission Expires: 4/12/2027

Name and address for person(s) responsible for taxes:

Glen C. Pickle
4206 Park Avenue
Nashville, TN ~~97209~~ 37209 GP.

Name and address of property owner:

Glen C. Pickle
4206 Park Avenue
Nashville, TN ~~97209~~ 37209 GP.

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennesee, being Lot No. 7 of Block 1, Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, Page 103, Register's Office of said County.

Said Lot No. 7 fronts 61 feet to the northerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines 150 feet to an alley.

APN: 091 16 0 178.00

PROPERTY COMMONLY KNOWN AS: 4206 Park Avenue, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 03/24/2025 . [date of document]

Affiant Signature

3/31/2025
Date

State of New York

County of Erie

Sworn to and subscribed before me this 31ST day of MARCH , 2 025

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025