Karen Johnson Davidson County
Batch# 1254931 DEEDQC
04/02/2025 08:01:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250402-0024816

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Janie R. Ganaway, Trustee	New Owner	07009000800
Janie R. Ganaway Revocable Living Trust		07007000300
1081 Oakhall Drive		07013011400
Mount Juliet, TN 37122		08115031600
		08112009600
		176010A08300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Janie R. Ganaway, an unmarried woman**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Janie R. Ganaway, Trustee, Janie R. Ganaway Revocable Living Trust Agreement dated April 1, 2025,** ("Grantee"), all of her undivided one-half (1/2) interest in and to certain tracts of land in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same properties conveyed to **Janie R. Ganaway, an unmarried woman and Michael Ganaway, an unmarried man, as Tenants in Common with Rights of Survivorship**, by Quitclaim Deed dated June 14, 2023, from **Janie R. Ganaway, an unmarried woman**, recorded in Instrument No. 20230614-0045408, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: See "Exhibit A".

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 1st day of April 2025.

Janie R. Ganaway

Janie R. Ganaway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Janie R. Ganaway**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 1st day of April 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Exhibit "A"

Tract 1: 3216 Alpine Avenue, Nashville, Tennessee 37218
Map/Par: 070-09-0-008.00

Land in Davidson County, Tennessee, being Lot No. 19 and the north 75 feet of Lot No. 20 on the plat known as Alpine Terrace, as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee. Beginning at a point in the east margin of Alpine Park Avenue, said point being 178 feet north from the intersection of said Avenue and Powell Street; thence northerly along the east margin of Alpine Park Avenue, 279 feet to point where said avenue and Robert Street intersects; thence North 59 degrees East 123 feet to a point in the southerly margin of Goodrich Street; thence eastwardly 406 feet to a point; thence southwardly 340 feet to a point in the east line of Lot No. 20, as shown on said plan; thence westwardly 408 feet, more or less, to the point of beginning.

Included in the above description but excluded therefrom is the right-of-way of Pfeiffer Street and East Lane.

Being also known as 3216 Alpine Avenue, Nashville, Tennessee 37218.

Tract 2: 1613 Arthur Avenue, Nashville, Tennessee 37208-2140
Map/Par: 081-12-0-096.00

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of McGavock, Wetmore and Others First Addition to Nashville. Called the Town of McGavock, as record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 365 fronts 50 feet on the westerly side of Arthur, formerly Wetmore Avenue and runs back between parallel lines 150 feet to an alley.

Being improved property also known as 1613 Arthur Avenue, Nashville, Tennessee 37208-2140.

Tract 3: 0 Cliff Drive, Nashville, Tennessee 37218
Map/Par: 070-13-0-114.00

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

Beginning at a point in the southeasterly margin of Cliff Drive, 150 feet southwest from the southwest corner of the property conveyed to May Wall St. Charles by deed from W. Frank Hagey, of record in Book 1586, page 501, said Register's Office; thence with the margin of Cliff Drive, southwesterly 50 feet to a point in the north corner of the land that was conveyed by Thomas E. Scardina and wife, by deed to James Kendrick Head and wife, as of record in Book 1977, page 382, said Register's Office; thence along their northeasterly line, southeasterly 285 feet, more or less, to the low water mark of the Cumberland River; thence, along the low water mark of said Cumberland River, northerly 50 feet, more or less, to a point; thence northwesterly 275 feet, to the point of beginning.

Being improved property also known as 0 Cliff Drive, Nashville, Tennessee 37218.

Tract 6: 1732 Knowles Street, Nashville, Tennessee 37208-2437
Map/Par: 081-15-0-316.00

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Numbers 41 on the Map of the Bransford Realty Company's Re-Subdivision of part of the Manlove Tract, as of record in Book 421, Page 53, Register's Office for said County. Said Lot Numbers 41 and 42 front together 75 feet on the northerly side of Thompson Street and run back between parallel lines 136 feet, more or less, to an alley.

Lots 41 and 42 are separate lots.

Being improved property also known as 1732 Knowles Street, Nashville, Tennessee 37208-2437.

Tract 7: 2605 Old Buena Vista Pike, Nashville, Tennessee 37218-2304
Map/Par: 070-07-0-003.00

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Roy Shaw's Re-Subdivision of Lot Nos. 8, 9, 10, and 11 in the Subdivision of J.S. Spurlock's Land in the 13th, formerly 23rd, Civil District of said County, and described according to a survey made February 3, 1938, by John Wilkes, Surveyor, as follows:

Beginning in the center of the Old Buena Vista Pike, 133 feet northwesterly from a point opposite the center of Young's Lane; thence North 35° West with the center of said Pike 105 feet; thence southwesterly 102 feet, more or less to the line of Lot No. 2 on said plan; thence southerly with the line between said Lot Nos. 1 and 2, 99.5 feet to a point in said line, 133 feet northerly from the center of Young's Lane; thence northeasterly 129 feet, more or less, to the beginning.

Being improved property also known as 2605 Old Buena Vista Pike, Nashville, Tennessee 37218-2304.

Tract 8: 5129 Singing Hills Drive, Antioch, TN 37013-5695
Map/Par: 176-01-0A-083.00-CO

Land in Davidson County, Tennessee, being Lot Number 83 on the Plan of The Estates of Hickory Woods, of record in Instrument Number 20010412-0036163 Register's Office for said County, to which reference is made for a more complete description.

This is improved property commonly known as: 5129 Singing Hills Drive, Antioch, TN 37013-5695.

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 1, 2025.

Affiant Signature

April 1, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of April 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028