This Instrument prepared by and after recording return to:
Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1265577 DEEDQC
04/29/2025 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250429-0032808

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Joseph P. Garner **309 Marshall Street** **Nashville, TN 37207**	**071-11-0-119.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH P. GARNER and LACOYA T. GARNER, TRUSTEES OF THE JOCO TRUST U/T/A DATED FEBRUARY 17, 2025** (hereinafter "Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **JOSEPH P. GARNER** (hereinafter "Grantee"), his heirs, successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 47 on the Plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for said County.
>
> Said property fronts 50 feet on the northerly margin of Marshall Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to the JOCO TRUST, by deed from JOSEPH P. GARNER and LACOYA T. GARNER, HUSBAND AND WIFE, of record in Instrument Number 20250226-0014328 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 309 Marshall Street, Nashville, Davidson County, Tennessee 37207.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 28 day of April, 2025.

GRANTORS:
JOCO TRUST U/T/A DATED FEBRUARY 17, 2025

Joseph P Garner
JOSEPH P. GARNER, TRUSTEE

LaCoya T Garner
LACOYA T. GARNER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JOSEPH P. GARNER and LACOYA T. GARNER, Trustees of the JOCO TRUST u/t/a dated February 17, 2025**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument as Trustees for the JOCO TRUST u/t/a dated February 17, 2025, and not individually, for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of April, 2025.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Joseph P Garner
Affiant

Subscribed and sworn to before me,
this 28th day of April, 2025.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

NSH 3194716.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 April 28, 2025 (date of document).

Affiant Signature

4-29-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

My Commission Expires: 11-2-26

