THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Maria E. Hall, Trustee 637 Nocturne Dr. Nashville, TN 37207	Same	081 10 0 279.00

Quitclaim Deed to Trustee

Grantor: Maria Hall (unmarried)
Grantee: Maria E. Hall, Trustee of the Revocable Trust of Maria E. Hall, dated April 30, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of J. M., T. J. and G. W. Harding's Addition to Nashville, as of record in Book 21, page 80, Register's Office for said county.

Said Lot No. 344 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Laaland Street, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Maria Hall by Last Will and Testament of Daphne Denise Smith, said Will was probated in the Court of Davidson County, Tennessee and is referenced under Docket Number 17P108. Said conveyance is of record in Instrument Number 20170519-0049978, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1714 23rd Ave N., Nashville, TN 37208.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Maria Hall, Grantor

Karen Johnson Davidson County
Batch# 1268329 DEEDQC
05/02/2025 02:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250502-0034245

State of Tennessee
County of Sumner

On April 30, 2025, personally appeared before me, Maria Hall, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Sarah Marlett
Notary Public

My commission expires: 11/19/25

SARAH MARLETT
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

M Hall
Maria E. Hall, Trustee
Grantee

Sworn to and subscribed before me on April 30, 2025.

Sarah Marlett
Notary Public

My commission expires: 11/19/25

SARAH MARLETT
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 30, 2025.

Sarah Marlett
Signature

4/30/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 30, 2025.

Notary's Signature
My Commission Expires: 04/26/27

JOSHUA R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER