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 0 153.00

Quitclaim Deed to Trustee

Grantor: Maria Estes 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:

Tract I

Beginning at a point in the margin of Finland Street and Shadowen's northwest corner, being the northeast corner of the lands here in conveyed; thence in a southerly direction and with that Shadowen line 150 feet, more or less, to an alley; thence in a westerly direction and with the said alley 47 feet and 9 inches to a stake; thence in a northerly direction 150 feet, more or less to the south margin of Finland Street; thence in an easterly direction and with the margin of said Finland Street, 42 feet and 6 inches, to the point of beginning.

Said lands are part of a re-subdivision of Lots 82 and 83 on the Map of Cobbs Subdivision of Lot No. 6 of the Harding Bosley Tract of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Tract II

Being Lot No. 84 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Tract III

Being Lot No. 85 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Maria Estes Hall by deed from Thomas Linston Smith, III, of record in Instrument Number 20170428-0042114, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 2515 Finland St., Nashville, TN 37208.

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

Karen Johnson Davidson County
Batch# 1268329 DEEDQC
05/02/2025 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250502-0034246

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 Estes Hall, Grantor

State of Tennessee
County of Sumner

On April 30, 2025, personally appeared before me, Maria Estes 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.

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.

Maria E. Hall, Trustee
Grantee

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

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

