This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1270395 DEEDQC
05/08/2025 09:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250508-0036009

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
VL Trust 1509 Eller Dr. Nashville TN 37221	Same	141 12 0B 081.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Viviana Luison, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Viviana Luison, as Trustee of the VL Trust and its successors and assigns. The real estate is described as follows:

> Being Lot Number 76,on the Plan of Southampton, Phase IV, as of record in Plat Book 6250, Page 565, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Viviana Luison from Steven Porter, by Divorce Decree of record in Instrument No. 20220513-0055566, dated May 4, 2022, and recorded May 13, 2022, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 6th day of May, 2025.

Affiant _____

Notary Public _____ My Commission Expires: _____

This is improved property known as 1509 Eller Dr., Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 6th day of May, 2025.

_____
Viviana Luison, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Viviana Luison, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of May, 2025.

_____ My Commission Expires:
Notary Public

Certificate of Authenticity

I, Sarah Arick, 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 May 6, 2025.

Date: 05/06/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 6, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027