Karen Johnson Davidson County
Batch # 1272214 DEEDQC
05/12/2025 02:22:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250512-0037299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE PAGE COMMUNITY PROPERTY TRUST	**SAME**	**142-16-0-A 057.00 CO** **09D 79199**
(NAME) **1213 Bedfordshire Court**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Marvin J. Page and spouse, Hui Young Page, (a/k/a Hui Yong Page)** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Marvin Jerome Page and Hui Yong Page, Trustees of The Page Community Property Trust,** established by **The Trust Agreement of the Page Community Property Trust, Dated April 29, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantors' right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County. Tennessee, being Lot No. 57 on the plan of Devon Park, Phase Two. of record in Book 6250, page 432. Register's Office for said County.

SAID Lot No. 57 fronts 80 feet on the westerly margin of Bedfordshire Court and extends back 138.5 feet on the northerly line and 138.5 feet on the southerly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Marvin J. Page and spouse, Hui Young Page, by Warranty Deed from Elliot S. Greenberg, a single person, dated March 31, 1994, of record in Book 9299, Page 494, Register's Office for Davidson County, Tennessee.

The said Marvin J. Page and Marvin Jerome Page are one in the same person for purposes of this transaction. The said Hui Young Page and Hui Yong Page are one in the same person for purposes of this transaction.

The property herein conveyed is subject to restrictive covenants of record in Book 6176 Page 7, Book 6571, page 542, and Book 6967, page 156 said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Unimproved ( )
This is improved (X) property, known as: **1213 Bedfordshire Court, Nashville, Tennessee 37221.**

Witness our hands, this the 29th day of April, 2025.

Marvin J. Page

Hui Yong Page (a/k/a Hui/Young Page)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marvin J. Page** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 29th day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hui Yong Page** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 29th day of April, 2025.

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026