Karen Johnson Davidson County
Batch# 1273356 DEEDQC
05/14/2025 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250514-0038047

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. A. C. Caroline Davis Affiant Subscribed and sworn to before me, this 6th day of May, 2025. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
A. C. Caroline Davis, Trustee 4008 General Bate Drive Nashville, TN 37204	SAME	132 01 0 087.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **A. C. Caroline Davis**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **A. C. Caroline Davis, Trustee of the A. C. Caroline Davis Living Trust, established by the Revocable Trust Agreement of A. C. Caroline Davis dated May 6, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

A. C. Caroline Davis

A. C. Caroline Davis

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 A. C. Caroline Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

ALICE M. BOHANNON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot 105 of Rolling Meadows Subdivision, also known as 4008 General Bate Drive, Nashville, TN 37204.

Being the same property conveyed to A.C. Caroline Davis by deed from A. C. Caroline Davis, the duly appointed Executrix of the Estate of Devereaux T. Davis, deceased, which estate was administered in the Probate Court for Davidson County, Tennessee, Case No. 21P1004 of record in Instrument No. 20220308-0026585 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4008 General Bate Drive, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 5/6/25.

5/14/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of May, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

