THIS INSTRUMENT WAS PREPARED BY
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO
The Tawana Irvin Revocable Living Trust
3201 Holland Lane
Nashville, TN 37218

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee)	Send Tax Bills To:	Map & Parcel Number:
The Tawana Irvin Revocable Living Trust 3201 Holland Lane Nashville, TN 37218	Same as Grantee	Parcel # 080 12 0 027 00

This Quitclaim Deed (the "Deed") is made effective this 15 day of May, 2025 (the "Effective Date") between Tawana Nicole Irvin, unmarried (the "Grantors"), and **The Tawana Irvin Revocable Living Trust dated May 15 2025, and any amendment thereto, Tawana Irvin, Trustee, or any successors in interest (the "Grantee")**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10 00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 341 on the Plan of Bordeaux Hills, Section II, as of record in Plat Book 3600, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof, described as follows:

Beginning at a point in the northerly margin of Snell Boulevard at the corner of Lots 340 & 341; thence with the line between said lots, northwardly 91 94 feet to a corner of Lot 342; thence with the line between lots 341 & 342, easterly 96.55 feet to the westerly margin of Holland Land, thence with the margin of the same, southerly 91.93 feet to the beginning of a curve; thence around said curve, southwardly 39.27 feet to a point in the northerly margin of Snell Boulevard; thence with the margin of the same, westerly 79.07 feet to the point of beginning.

Being the same property conveyed to Mary Moseley, by deed of record as Instrument No 20021122-0145673, said Register's Office.

Being part of the same property conveyed to Tawana Nicole Irvin by warranty deed of record in Instrument 20030602-0074565, Register's Office for Davidson County, Tennessee

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This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **3201 Holland Lane, Nashville, TN 37218.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20030602, at Page 0074565**

Witness my hand this 15 day of May, 2025.

Grantor Signature - Tawana Irvin

Karen Johnson
Batch # 1273612
05/15/2025 12 57 43 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20250515-0038384

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Tawana Irvin, to me known to be the person(s) described in the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein Witness my hand and official seal hereto affixed on this 15 day of May, 2025

Notary Public

My Commission Expires 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

~~THE ACTUAL~~ CONSIDERATION FOR THIS TRANSFER IS $0 00

~~Affiant/Witness~~

SWORN AND SUBSCRIBED TO BEFORE ME, this 15 day of May, 2025

Notary Public My Commission Expires 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY