QUITCLAIM DEED

FROM: ELIZABETH HOLT

TO: LENETTE BIRDSONG

This Instrument was prepared by:

Nashville Law Offices, PLLC
500 Church St, Suite 210
Nashville, TN 37219

Address New Owner:
2831 Clifton Avenue
Nashville, TN 37309

Send Tax Bills To:
2831 Clifton Avenue
Nashville, TN 37309

Map-Parcel No.:
092 06 0 397.00

Karen Johnson Davidson County
Batch # 1280588 DEEDQC
06/02/2025 02:43:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250602-0043200

AFFIDAVIT

STATE OF Kentucky)
COUNTY OF Jefferson)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in support of a Petition to Open an Intestate Estate for Letters of Administration for Muniment of Title to be filed by the Petitioner, Lenette Birdsong, in the certain case styled In Re; Estate of Judy Maples.

Elizabeth Holt
ELIZABETH HOLT

Sworn to and subscribed before me, this 4 day of March, 2025.

NOTARY PUBLIC
My Commission Expires: July 28, 2025

This transaction is exempt from tax pursuant to T.C. A. §67-4-409 (a)(3)(E), and in accordance with the terms and condition of the Petition to Open an Intestate Estate for Letters of Administration for Muniment of Title Seventh Circuit Court of Davidson County, Tennessee. Accordingly, Elizabeth Holt has bargained and sold, and by these presents does transfer and quitclaim to Lenette Birdsong, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Legal description of said property is:

BEING all of LOT 16 T M STEGER SUB 2ND ADDN

Legal description obtained from prior deed.

Aaron Johnson
ID# KYNP31202
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
Exp. July 28, 2025

This conveyance is subject to: all covenants, easements, restrictions and other matters of record.

Being the same property conveyed by Porter Maples Sr. to Judy Maples

This is improved property known as 2831 Clifton Avenue, Nashville, TN 37209.

Elizabeth Holt

ELIZABETH HOLT

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 4621 Outer Loop, this fourth day of March, 2025.

NOTARY PUBLIC
My Commission Expires: July 28, 2025

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

Aaron Johnson ID# KYNP31202 NOTARY PUBLIC STATE AT LARGE, KENTUCKY Exp. July 28, 2025