This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1280703 DEEDQC
06/03/2025 08:47:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250603-0043359

New Owner:	Send Tax Bill:	Map/Parcel
Ellen L. Warshaw, Trustee of the Ellen L. Warshaw Revocable Living Trust dated June 2, 2025, and any amendments thereto 1902 Electric Avenue Nashville, TN 37206	Same as new owner	094 02 0 199.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

E L Warshaw
AFFIANT

Sworn to and subscribed before me this 2nd day of June 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ELLEN L. WARSHAW**, a single woman (Grantor), by these present do hereby quitclaim and convey unto **ELLEN L. WARSHAW, TRUSTEE OF THE ELLEN L. WARSHAW REVOCABLE LIVING TRUST DATED JUNE 2, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 100 feet of Lots Nos. 83, 84 and 85 in the United Electric Railway Subdivision, a plan of which is recorded in Book 161, Page 8, Register's Office for Davidson County, Tennessee,

Said parts of Lots Nos. 83, 84 and 85 fronts 50 feet on Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to the Grantor by deed of record in Instrument No. 20121030-0099213, Dated October 26, 2012, Register's Office for Davidson County, Tennessee.

This is improved property known as 1902 Electric Avenue, Nashville, TN 37206.

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

WITNESS MY HAND this 2 day of June, 2025.

By: E Warshaw
ELLEN L. WARSHAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen L. Warshaw, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 2nd day of June, 2025.

NOTARY PUBLIC
My Commission Expires: 3/7/2029

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029