THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	Send Tax Bills To	Map-Parcel No.
Maria E. Hall, Trustee 637 W. Nocturne Dr. Nashville, TN 37207	Same	070 04 0 093.01

Quitclaim Deed to Trustee

Grantor: Maria Emellen Estes a.k.a. Maria E. Hall
Grantee: Maria E. Hall, Trustee of the Revocable Trust of Maria E. Hall, dated April 30, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY E. DAVIS, MARCH 10, 1963, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF NOCTURNE DRIVE, FORMERLY MANILLA STREET, AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JAMES UTLEY, AND WIFE, BY DEED FROM HAROLD D. STREET, AND WIFE, OF RECORD IN BOOK 3533, PAGE 327, REGISTER'S OFFICE FOR DAVIDSON COUNTY; THENCE WITH SAID UTLEY'S WESTERN BOUNDARY LINE, SOUTH 0 DEG. 53' EAST 342.9 FEET TO SAID UTLEY'S SOUTHWEST CORNER; THENCE SOUTH 89 DEG. 30' WEST 116.8 FEET; THENCE NORTH 0 DEG. 53' WEST 342.3 FEET TO THE SOUTHERLY MARGIN OF NOCTURNE DRIVE; THENCE WITH THE SAME, NORTH 89 DEG. 07' EAST 116.8 FEET TO THE BEGINNING.

Being the same property conveyed to Maria Emellen Estes by Last Will and Testament of Dorthey Gentry Smith, said Will was probated in the Court of Davidson County, Tennessee and is referenced under Docket Number 12P636. Said conveyance is of record in Instrument Number 20250513-0037659, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 637 W. Nocturne Dr., Nashville, TN 37207.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Maria E. Hall, Grantor

Karen Johnson Davidson County
Batch # 1283596 DEEDQC
06/09/2025 03:17:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250609-0045305

State of Tennessee
County of Davidson

On June 9, 2025, personally appeared before me, Maria E. Hall, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Hope Marie Campbell
Notary Public

My commission expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Maria E. Hall, Trustee
Grantee

Sworn to and subscribed before me on June 9, 2025.

Hope Marie Campbell
Notary Public

My commission expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY