This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1284610 DEEDQC
06/16/2025 09:46:44 AM 3 pgs
Fees $17.00 Taxes $0.00
20250616-0046629

QUITCLAIM DEED

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL NO.:

Michelle Eades, Trustee of
Mary Ann Willis Living Trust
Dated June 8, 2025 SAME 08216024900
820 Ember Lake Drive
Nashville, Tennessee 37214

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mary Ann Willis**, (referred to as the "Grantor"), by these presents does transfer and quitclaim unto the said **Michelle Eades, Trustee of the Mary Ann Willis Living Trust, dated June 8 2025,** (the "Grantee"), its successors and assigns, all of her right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Being part of Lot No. 70 in Williams Addition to Edgefield, now East Nashville, Davidson County, Tennessee, fronting 50 feet of the South side of Fatherland, and on the corner of Eighth Street, running back between parallel lines 140 feet to a lot formerly owned by Mary E. Sutherland, being part of the same purchased of Mrs. D. Woods, by deed of record in Book 185, Page 189, R.O.D.C.T.

BEING the same property conveyed to Basiel Ray Mc Intyre and wife Mary Florance Mc Intyre by Warranty Deed of record in **Book 4808, Page 631**, Register's Office for **Davidson** County,

Tennessee.

Basiel Ray Mc Intyre having predeceased on the 27 day of October, 1976, and being survived by his wife, Mary Florance Mc Intyre.

Subsequently, Mary Florance Mc Intyre, also known as Mary F. McIntyre, having deceased on the 15 day of June, 1989, widowed/unmarried, and being survived by her three children: Mary Ann Willis, Faye Cavender and Billy Ray McIntyre. A Will being placed of record in **Instrument No.: 20011024-0116529**, Register's Office for **Davidson** County, Tennessee, establishing a life estate Trust for the benefit of Billy Ray McIntyre for the life of Billy Ray McIntyre with the remainder going equally to the two daughters, Mary Ann Willis and Faye Cavender.

Billy Ray McIntyre having predeceased on the 27th day of March, 2017, intestate, unmarried and without children and being survived by his two sisters, Mary Ann Willis and Faye Cavender.

Heirship Affidavit of Billy Ray McIntyre of record in Instrument

No.: 20250616-0076628, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 718 Fatherland Street, Nashville, Tennessee 37206.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

WITNESS my hand this 8 day of June, 2025.

Mary Ann Willis

GRANTOR MARY ANN WILLIS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Ann Willis**, the bargainor, with whom I am personally acquainted or 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 Nashville, Tennessee, this 8 day of June, 2025.

Notary Public

JEFFREY M GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero, (Establishing a Living Trust).

Affiant

Subscribed and sworn before me this 8 day of June, 2025.

NOTARY PUBLIC

KELLEY LYN DAVISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2026

My Commission Expires: