Karen Johnson Davidson County
Batch# 1285173 DEEDQC
06/17/2025 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250617-0047403

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nancy Dillon Cross 2549 Devon Valley Dr. Nashville, TN 37221	Nancy Dillon Cross 2549 Devon Valley Dr. Nashville, TN 37221	142-16-0D-029.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nancy Dillon Cross, Trustee of The Nancy Dillon Cross Revocable Living Trust, established by The Revocable Living Trust Agreement of Nancy Dillon Cross, dated July 24, 2023,** by these presents does hereby quitclaim and convey unto the **Nancy Dillon Cross, a single woman,** their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Devon Valley, Phase II of record in Plat Book 7900, Page 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy Dillon Cross, an unmarried woman by Warranty Deed from Mary Evelyn Bedenbaugh, an unmarried of record in Instrument No. 20090923-0088576 Register's Office for Davidson County, Tennessee, dated September 15, 2009 and recorded on September 23, 2009.

Being the same property conveyed to Nancy Dillon Cross, Trustee of The Nancy Dillon Cross Revocable Living Trust, established by The Revocable Living Trust Agreement of Nancy Dillon Cross, dated July 24, 2023 by Quitclaim Deed from Nancy Dillon Cross, a single person of record in Instrument No. 20230801-0059165 Register's Office for Davidson County, Tennessee, dated July 24, 2023 and recorded on August 1, 2023.

Being also known as 2549 Devon Valley Dr., Nashville, TN 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
6th day of June, 2025.

Kristin Booth
Affiant

My commission expires: 03/06/2029
(Affix Seal)

Notary Public

JAMIE J. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of June, 2025.

The Nancy Dillon Cross Revocable Living Trust, established by The Revocable Living Trust Agreement of Nancy Dillon Cross, dated July 24, 2023

By: Nancy Dillon Cross
Nancy Dillon Cross, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy Dillon Cross, Trustee of the Nancy Dillon Cross Revocable Living Trust, established by the Revocable Living Trust Agreement of Nancy Dillon Cross, dated July 24, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2025.

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 6. 2025.

Affiant Signature

16th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028