Karen Johnson
Batch # 1292664
07/02/2025 10 47 30 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250702-0052225

Record and Return Mail To:
This Instrument Prepared By
S Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information
supplied by the parties
No title search
No consideration

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
John Thomas Gassaway, Trustee John Thomas Gassaway Living Trust dtd 7/1/2025 545 Phipps Dr. Nashville, TN 37218	Same	058 11 0 089.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John T. Gassaway, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **John Thomas Gassaway, as Trustee of the John Thomas Gassaway Living Trust dtd 7/1/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Said Lot number 208 on the plan of Royal Hills subdivision, Section 1, as of Record in book 4675, Page 73, Register's Office for Davidson County Tennessee.

Being the same property conveyed to John T. Gassaway and Deborah 0. Gassaway by warranty deed, from Otto Glass Employees Credit Union, dated December 13, 1982, and recorded December 14, 1982, as Instrument No. 200102200015537.

Being the same property conveyed to John T. Gassaway, unmarried, from John T. Gassaway and Deborah Grissom, formerly Deborah 0. Gassaway, by Quit Claim deed recorded 8/29/2008, of record as Instrument No. 20080829-0089095, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***545 Phipps Dr., Nashville, TN 37218***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

'N WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **1st** day of **JULY**, **2025**.

John T. Gassaway, Grantor

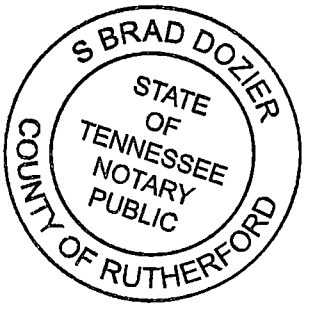
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named John T. Gassaway, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **1st** day of **JULY**, **2025**.

Notary Public

My Commission Expires: 8/19/2028



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

John Thomas Gassaway, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **1st** day of **JULY**, **2025**.

Notary Public

My Commission Expires: 8/19/2028

