THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to	Map-Parcel Numbers
Marjorie A. Llewellyn, Trustee 1512 Beaus Way Madison, TN 37115	SAME AS NEW OWNER	051 15 0C 023 00

Karen Johnson
Batch # 1297085
07/14/2025 09 46 22 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250714-0055152

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, **Marjorie Ann Llewellyn**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases, and quitclaims unto **Marjorie Ann Llewellyn, Trustee of The Marjorie A. Llewellyn Revocable Living Trust, dated July 10, 2025**, and any amendments thereto, and to her successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in the State of Tennessee more particularly described as follows.

> Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat for Section 2, Walton Oaks Subdivision, of record in Instrument 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.
>
> Being the same property conveyed to Marjorie A Llewellyn from KC Partners, a Tennessee general partnership, by Warranty Deed of record in Instrument No 20080307-0023184 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1512 Beaus Way, Madison, Tennessee 37115.

A new legal description was not prepared for this transaction The legal description is the same as the previous instrument of record

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

WITNESS my hand this 10 day of July, 2025

Marjorie Ann Llewellyn

Marjorie Ann Llewellyn, 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 **Marjorie Ann Llewellyn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10th day of July, 2025.

My Commission Expires 3/8/28

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON