Box14

X-0661

QUITCLAIM DEED

Karen Johnson
Batch # 1300649
07/22/2025 12 16 14 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250722-0057740

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 9 day of July, 2025

Notary Public

My commission expires: 11/19/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Larissa Lentile, Trustee of the Larissa Lentile Revocable Living Trust dated May 19, 2025	**OWNER**	**Map 119-13-0 Parcel 284-00**
4100 Hillsboro Circle		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Larissa Lentile, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Larissa Lentile, Trustee of the Larissa Lentile Revocable Living Trust dated May 19, 2025

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 25, on the Plan of Rosa V. Tanksley's Subdivision, as of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 fronts 50 feet on the northerly side of Tanksley Avenue and runs back between parallel lines 153 feet to an alley. Said alley (Alley No. 1896) is now closed by Metro Ordinance No. 087-20.

TOGETHER with the southern half of the former alley (former Alley No. 1896) which adjoins the northern boundary of the above described property, which alley was closed pursuant to Metropolitan Ordinance No. 087-20.

Being the same property conveyed to Larissa Lentile, unmarried, by deed dated July 22, 2014, from Sally M. Jones, a widow, of record in Instrument No. 20140730-0067697, Register's Office for Davidson County, Tennessee.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

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

This is Improved (__x__) Unimproved (____) property, known as: **312 Tanksley Avenue, Nashville, TN 37211**

Witness my/our hand(s) this 9 day of **July, 2025.**

Larissa Lentile

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 Larissa Lentile, 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 9 day of **July, 2025.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/19/28