ren Johnson Davidson County
Batch # 1311181 DEEDQC
08/18/2025 09 19 47 AM 2 pgs
Fees $12 00 Taxes $0 00
20250818-0065517

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
LaVera H. Ayers, Trustee 3401 Anderson Road, #13 Antioch, TN 37013	Freedom Mortgage ATTN: Tax Department P O. Box 22670 Rochester, NY 14692	136 15 0B 013.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **LaVera Farrell Hughes Ayers**, 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 **LaVera Farrell Hughes Ayers, Trustee of The LaVera Ayers Revocable Living Trust, dated August 13, 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 Davidson County, Tennessee more particularly described as follows:

> Being Lot Number 13, on the plan of A Horizontal Property Regime (Private Element), Phase 1, Smith Springs, Townhomes, of record in Book 11700, Page 16, as revised in Book 11700, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to LaVera H Ayers from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, by Warranty Deed of record in Instrument No. 20001222-0125738 in the Register's Office for Davidson County, Tennessee LaVera H Ayers and LaVera Farrell Hughes Ayers are one and the same person

This is improved property known as 3401 Anderson Road, #13, Antioch, Tennessee 37013.

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 13th day of August, 2025

LaVera Hughes Ayers

LaVera Farrell Hughes Ayers, 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 **LaVera Farrell Hughes Ayers**, 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 13th day of August, 2025.

My Commission Expires 3/8/28

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON