This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1317883 DEEDQC
09/03/2025 02:54:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250903-0070373

New Owner:	Send Tax Bill:	Map/Parcel
Ellen Warshaw the Ellen L. Warshaw 1902 Electric Avenue Nashville, TN 37206	Same as New Owner	082 16 0 232.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

E Warshaw
AFFIANT

Sworn to and subscribed before me this 3rd day of September 2025.

Notary Public

DAVID RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 4, 2027

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ELLEN L. WARSHAW, TRUSTEE OF THE ELLEN L. WARSHAW REVOCABLE LIVING TRUST DATED JUNE 2, 2025, AND ANY AMENDMENTS THERETO**, (Grantor), by these present do hereby quitclaim and convey unto **ELLEN WARSHAW**, (Grantee), a single woman, her heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Williams Addition of Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to Ellen L. Warshaw, Trustee of the Ellen L. Warshaw Revocable Living Trust dated June 2, 2025, and any amendments thereto, by deed from Ellen Warshaw, of record in Instrument No. 20250603-0043360, Register's Office for Davidson County, Tennessee.

The conveyance is subject to all encumbrances of record, all matters shown on The Plan, with Owner's Certificate, of record in Plat Book 21, Page 45, said Register's Office.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as: 618 Fatherland Street Nashville, Tennessee, 37206-4112.

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

WITNESS MY HAND this 3rd day of September, 2025.

By: E Warshaw, Trustee
ELLEN WARSHAW, TRUSTEE

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 Ellen Warshaw, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 599 Gallatin Ave Nashville, TN 37206, this 3rd day of September, 2025.

NOTARY PUBLIC
My Commission Expires: Oct 4, 2027

DAVID RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 4, 2027