THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT
AND TAX STATEMENTS TO:
MARION LAVENDER AND ALTON LAVENDER REVOCABLE LIVING TRUST
1837 25TH AVE N CT
NASHVILLE, TN 37208

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

Karen Johnson Davidson County
Batch # 1324121 DEEDQC
09/18/2025 02:36:44 PM 1 pg
Fees: $12.00 Taxes: $0.00

20250918-0074762

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Numb
Marion Lavender and Alton Lavender Revocable Living Trust 1837 25th Ave N Ct Nashville, TN 37208	Same as Grantee	Parcel #: 081 06 0 239.00

This Quitclaim Deed (the "Deed") is made effective this 11 day of September, 2025 (the "Effective Date") between Alton E. Lavender and wife, Marion Lavender (the "Grantors"), and the **Marion Lavender and Alton Lavender Revocable Living Trust dated September 11, 2025, and any amendment thereto, Marion Lavender and Alton Lavender, Co-trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Cumberland Gardens, Section 8, of record in Book 3300, page 82, Register's office for said County.

SAID Lot No. 4 fronts 39.5 feet on the northerly margin of 25th Avenue North Court and extends back 120.3 feet on the easterly line and 121.5 feet on the westerly line to a dead line in the rear, measuring 82 feet thereon.

BEING the same property conveyed Irvin Bell Oten and wife, Norris C. Oten by deed from Dodson Batson, Trustee, of record in Book 3679, page 147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alton E. Lavender and wife, Marion Lavender by deed in **Deed Book 00004811, at Page 0000358,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **1837 25th Ave N Ct, Nashville, TN 37208.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00004811, at Page 0000358.**

Witness my hand this 11 day of September, 2025.

Alton Lavender
Grantor Signature - Alton E. Lavender

Marion Lavender
Grantor Signature - Marion Lavender

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Alton Lavender and Marion Lavender, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 11 day of September, 2025.

Notary Public: _____
My Commission Expires: 10 Dec 26

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 11 day of September, 2025. :

Notary Public: _____ My Commission Expires: _____

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY