en Johnson
Batch # 1330875
10/06/2025 02 05 59 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251006-0079623

This instrument prepared by
Sheryl Guinn, Esq
215 Second Ave North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIMDEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Gertrude Davis, Trustee	Same	Map 105-14
2308 Lindell Ave.		Parcel 282
Nashville, TN 37204		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 11th day of August 2025

Notary Public

Affiant- Gertrude Davis, Trustee

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires September 3, 2029

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Gertrude T. Davis (also known as Gertrude Davis) the grantor herein, does hereby Quitclaim and convey unto the Trustee Gertrude Davis of The Revocable Trust of Gertrude Davis executed on August 11, 2025, the Grantee herein, their successors, heirs and assigns, all of her right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being the westerly part of Lot 1 on the Map of Yarbrough's Subdivision of Blocks 29 and 30, of the Woodlawn Plan, as of record in Plat Book 161, page 104, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated Aug 16, 1968, as follows
>
> Said part of said lot fronts 50 feet on the easterly side of Lindell Avenue and extends back 123 98 feet on the northerly line and 122 62feet on the southerly line to the Interstate Right of Way, and measures 50 03 feet thereon
>
> Being property vested in William C McCullough, by deed from the Nashville Housing Authority, as of record in Book 4352, page 182, said Register's Office. Being the same property conveyed to John T Davis and wife Gertrude T Davis, by Warranty Deed dated October 10, 1969 from William C McCullough and wife Araminta M McCullough, as of record in Book 4371, page 886, said Register's Office for Davidson County, TN. John T Davis predeceased his wife This is improved property known as 2308 Lindell Avenue, Nashville, TN 37204

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate,

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right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

Witness, the said Grantor, Gertrude T. Davis (also known as Gertrude Davis) hereunder set its hand and seal this 11th day of August, 2025.

Gertrude Davis

Gertrude T. Davis -Grantor
(also known as Gertrude Davis)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Gertrude T. Davis (also known as Gertrude Davis)** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ she executed the QuitClaim Deed for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2025.

Sheryl Guinn

Notary Public

My Commission Expires September 3, 2029

