Karen Johnson
Batch # 1341407
11/03/2025 08 55 25 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251103-0087040

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 20th day of October 2025.

Notary public

My commission Expires: October 26, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #.
Helen V. Derryberry Living Trust 1517 Fatherland St. Nashville, TN 37206	Helen V. Derryberry Living Trust 1517 Fatherland St. Nashville, TN 37206	83-13-404

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Helen V. Derryberry, also known as Helen Derryberry, does hereby quitclaim, transfer and convey unto Yetta Carole Derryberry, as Trustee of the Helen V. Derryberry Living Trust dated October 20, 2025 all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described in "Exhibit A."

Being the same property conveyed to Jackie Derryberry and wife, Helen Derryberry, from Verlie K. Menser and Doris Menser Blackman, now Ligon, by Warranty Deed, dated July 28, 1976, recorded on August 5, 1976, in Book 5054, Pages 264-265, Register's Office for Davidson County, Tennessee. After having taken title as tenants by the entirety, upon the death of Jackie Derryberry, Helen Derryberry become the sole owner in fee simple.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1521 Fatherland Street, Nashville, Tennessee 37206

Witness my hand this 20th day of October, 2025.

Helen V. Derryberry, by her attorney-in-fact
Yetta Carole Derryberry

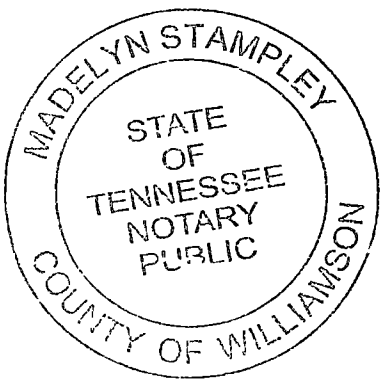
Helen V. Derryberry, by her Attorney-in-Fact, Yetta Carole Derryberry

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Helen V. Derryberry, by her Attorney-in-Fact, Yetta Carole Derryberry, as Grantor, 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, at office, this day, October 20, 2025.

[Seal]



Madelyn Stampley

Madelyn Stampley, Notary Public
My commission expires: October 26, 2025

Exhibit A

Being the easterly 32.5 feet of Lot No. 103 and all of Lot No. 104 of Block "K" on the Plan of the Lindsley Home Place, as of record in Book 2, page 92, Chancery Court at Nashville.

Said part of Lot No. 103 and all of Lot 104 front together 100 feet on the northerly side of Fatherland Street and run back between parallel lines, with the westerly margin of South 16th Street, 160 1/2 feet, more or less, to an alley.