Karen Johnson Davidson County
Batch# 1387221 DEEDQC
03/02/2026 04:01:30 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20260302-0016354

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Noelle Pazara 5204 Michigan Avenue Nashville, TN 37209	Same	091 07 0 289.00

Quitclaim Deed

Grantor: H. Noelle Pazara, a single person
Grantees: Sherilyn Pazara, life tenant; Noelle Pazara, remainderman

Grantor quitclaims and conveys to Sherilyn Pazara, for Grantor's life, with the remainder to Noelle Pazara, as remainderman, in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being lots 1109 and 1111, block 168, plan of West Nashville, No. 1, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to H. Noelle Pazara, a single person, by deed from Elaine K. Redfern and Douglas D. Redfern, wife and husband, of record in Instrument Number 20070904-0105827, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 5204 Michigan Avenue, Nashville, TN 37209.

The intended effect of this deed is to create a life estate in Sherilyn Pazara, and to vest the remainder interest in Noelle Pazara, as remainderman.

H. Noelle Pazara and Noelle Pazara are one and the same person.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

H. Noelle Pazara, Grantor

State of Tennessee
County of Davidson

On December 10, 2025, before me personally appeared H. Noelle Pazara, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

M. Kaitlyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $135,000.

Sherilyn Pazara
Sherilyn Pazara, Grantee

Sworn to and subscribed before me on December 10, 2025.

M. Kaitlyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 10, 2025.

Hope Campbell
Signature

12/10/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 10, 2025.

M. Kaitlyn Green
Notary's Signature
My Commission Expires: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY