Karen Johnson Davidson County
Batch # 1440399 DEEDQC
06/30/2026 08:50:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260630-0058838

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.

New Owner:	Send Tax Bill:	Map/Parcel
Ellen L. Warshaw, Trustee of the Ellen L. Warshaw Revocable Living Trust dated June 2, 2025, and any amendments thereto 1902 Electric Avenue Nashville, TN 37206	1902 Electric Ave Nashville, TN 37206	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 25th day of June 2026.

C. Thomas Frasier
Notary Public

C. THOMAS FRASIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(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 WARSHAW**, a single woman (Grantor), by these present do hereby quitclaim and convey unto **ELLEN L. WARSHAW, TRUSTEE OF THE ELLEN L. WARSHAW REVOCABLE LIVING TRUST DATED JUNE 2, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its 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 Warshaw by deed from Ellen L. Warshaw, Trustee of the Ellen L. Warshaw Revocable Living Trust dated June 2, 2025, and any amendments thereto, of record in Instrument No. 20250903-0070373, 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 25th day of June, 2026.

By: E Warshaw
ELLEN WARSHAW

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 Nashville, TN, this 25th day of June, 2026.

C. Thomas Frasier
NOTARY PUBLIC
My Commission Expires: 1/22/29

C. THOMAS FRASIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON