Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 292284 DEEDQC
09/27/2019 11:01:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190927-0098502

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

RUSSELL J McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Janice M. Waggoner
AFFIANT

Subscribed and sworn to before me this 12th day of June, 2019.

My Commission Expires _____ NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Janice Marie Waggoner Trust 717 Lake Terrace Drive Nashville, TN 37217	SAME	150-2-86

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Janice M. Waggoner, unmarried,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to the **Janice Marie Waggoner Trust, under agreement dated June 12, 2019,** Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Revised Castlegate, Section 3&6, of record in Plat Book 6200, page 565, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Janice M. Waggoner, unmarried, by Warranty Deed, from Mark J. Luplow and wife, Royce S. Luplow, formerly Royce S. Lovell, dated June 12, 1996, of record in Book 10085, page 813, Register's Office for Davidson County, Tennessee.
>
> Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12th day of June, 2019.

Janice M. Waggoner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Janice M. Waggoner, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 12th day of June, 2019.

Notary Public

My Commission Expires:

RUSSELL J McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021