Karen Johnson Davidson County
Batch# 439386 DEEDQC
07/17/2020 09:48:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200717-0078592

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Thomas J. Williamson, and Carol J. Williamson, Trustees 1009 Larkwood Drive Hermitage, TN 37076	New Owner	098 06 0B 005.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, THOMAS J. WILLIAMSON and wife, CAROL J. WILLIAMSON, hereinafter referred to as Grantors, do hereby Quitclaim and convey unto THOMAS JAMES WILLIAMSON AND CAROL JEAN WILLIAMSON, AS THE TRUSTEES OF THE THOMAS JAMES WILLIAMSON LIVING TRUST, AND THOMAS JAMES WILLIAMSON AND CAROL JEAN WILLIAMSON, AS THE TRUSTEES OF THE CAROL JEAN WILLIAMSON LIVING TRUST, hereinafter referred to as Grantees, their heirs, successors, and assigns, forever, all of the right, title, and interest of Grantors in and to the following described tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to *wit*:

LAND located in Davidson County, Tennessee, and being known and designated as Unit A of Lot No. 48D, on the plan of Bridgewater, Phase I, Section "A" Villa Units, Lots 47D thru 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions of Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase I, Section A, of record in Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction, of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas J. Williamson and wife, Carol J. Williamson by Warranty Deed from John R. Chapman and wife, Brenda Jean Chapman, of record as Instrument No. 20140904-0080906, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John R. Chapman and wife, Brenda Jean Chapman, by Warranty Deed from Frank Batson Homes, Inc., of record as Instrument No. 20070206-0015315, said Register's Office.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and matters shown on the plat of record at Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see surveyor's Certificate of Correction, of record in Instrument No. 20060608-0067981, and any and all restrictions, existing roadways, easements and right-of-way of record.

THIS is improved real property known as: 1009 Larkwood Drive; Hermitage, TN 37076

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTORS HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of July, 2020.

Thomas J. Williamson, Grantor

Carol J. Williamson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Thomas J. Williamson and wife, Carol J. Williamson, the Grantors, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 9th day of July, 2020.

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 09, 2023

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $ - 0 -

Thomas J. Williamson, , AFFIANT

Carol J. Williamson, AFFIANT

SWORN TO and subscribed before me
on this the 9th day of July, 2020.

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: May 09, 2023