Karen Johnson Davidson County
Batch# 446659 DEEDQC
07/30/2020 09:24:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200730-0083908

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

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

AFFIANT

Subscribed and sworn to before me this 21 day of July, 2020.

NOTARY PUBLIC

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Sept. 7, 2021

My Commission Expires Sept. 7, 2021

Address New Owners as Follows:
The JJS Living Trust
2258 Lebanon Road, # 20
Nashville, TN 37214

Send Tax Bills To:
SAME

Map-Parcel:
95-3-A-20 Co

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **H.J. Standley, Jr.,** a single man, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest in the hereinafter described property to **The JJS Living Trust, under agreement dated July 6, 2020, by and through its Trustee, Herman Joseph Standley, Jr,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 20 on the plan of Magnolia Square Condominiums, according the Master Deed of Record in Book 6685, page 253, Register's office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, 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 H.J. Standley, Jr., a single man, by Warranty Deed from James I. Carter, Jr., and Frances P. Carter, husband and wife, of record as instrument No. 20050608-0065548, 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.

WITNESS MY HAND, this the 21st day of July, 2020.

H.J. Standley, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H.J. Standley, Jr., 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 21 day of July, 2020.

Notary Public

My Commission Expires: Sept. 7, 2021

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 7, 2021