This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd.
Nashville, TN 37217
(615) 885-0223

Send Tax Bill to:
ADDRESS NEW OWNER:
Elisabeth Zolandrea White
613 Troy Court
Nashville, Tennessee, 37207

Karen Johnson Davidson County
Batch# 614073 DEEDQC
04/13/2021 02:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210413-0049265

Map and parcel: 05916022200

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of no monetary consideration, **Katherine Little Colson, Trustee of the Colson Family Trust**, with full power to transfer and convey without joinder of any beneficiary or other Trustee's , hereinafter called the "GRANTOR", bargained and sold , and by these presents, transfer and convey all right, title and interest that she may have in and to the following described real property unto **Elisabeth Zolandrea White**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 219, on the Plan of Trinity Hills Village, Section Two, First Addition, of record in Plat Book 4460, page 45 & 46, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, with full power to transfer and convey by either Trustee without the joinder of any beneficiary, by deed from Katherine L. Colson and husband William M. Colson, dated July 22, 2015, of record in Instrument No. 20150724-0073045, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is improved property known as , 613 Troy Court, Nashville, Tennessee, 37207.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of

said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS her hand this the ____day of April, 2021.

Katherine Little Colson, Trustee of the Colson Family Trust

Katherine Little Colson, Trustee of the Colson Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Katherine Little Colson , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee, of the Colson Family Trust, with full authority and power to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of April, 2021.

Karen M. Cash

NOTARY PUBLIC
MyCommissionExpires: 5.9.23

KATHERINE M COLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Brent L. Colson

AFFIANT

Subscribed and sworn to before me on this 1st day of April, 2021.

Karen M. Cash

NOTARY PUBLIC
My Commission Expires: 5.9.23

KATHERINE M COLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 8 day of April, 2021, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021