Karen Johnson Davidson County
Batch# 754078 DEEDQC
11/12/2021 02:49:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211112-0151076

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Tracy A. Garrison, Trustee
2021 Sara A. Garrison Irrevocable Trust
1460 Coleman Rd.
Franklin, TN 37064

Send Tax Bills To:
New Owner

Map and Parcel No.
104 01 0-352.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Sara A. Garrison**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Tracy A. Garrison, Trustee, 2021 Sara A. Garrison Irrevocable Trust Agreement dated October 27, 2021** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Sara A. Garrison**, by Quitclaim Deed dated October 27, 2021, from **JT Family Farms, LLC, a Tennessee limited liability company**, recorded under Instrument No. 20211101-0146168 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **410A Saint Francis Avenue, Nashville, TN 37205**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 27th day of October 2021.

Sara A. Garrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sara A. Garrison**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October 2021.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 27th day of October 2021.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023