Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

Karen Johnson Davidson County
Batch# 761687 DEEDQC
11/29/2021 01:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211129-0157187

QUTCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
George W. Holcomb, III, Trustee & Karen D. Holcomb, Trustee 4404 Beacon Dr. Nashville, TN 37215	George W. Holcomb, III, Trustee & Karen D. Holcomb, Trustee 4404 Beacon Dr. Nashville, TN 37215	130 07 0 136 00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, George Whitfield Holcomb III and wife Karen Duvier Holcomb, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim, transfer and convey (i) a one-half undivided interest in that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto (the "Property") to (i) George W. Holcomb, III, Trustee of the George Holcomb, III Trust dated April 15, 2002, as amended, and (ii) a one-half undivided interest in the Property to Karen D. Holcomb, Trustee of the Karen Holcomb Trust dated April 15, 2002, as amended, said Trustees of both of the aforementioned trusts hereinafter collectively called the GRANTEES.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Whenever 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 the execution of this Deed by the undersigned as of this 4th day of November 2021.

GRANTORS:

George Whitfield Holcomb III

George Whitfield Holcomb III

Karen Duvier Holcomb

Karen Duvier Holcomb

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, George Whitfield Holcomb III and Karen Duvier Holcomb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4 day of NOV., 2021.

Rachel Mayes

Notary Public

My Commission Expires: 5/2/2022

Rachel Mayes
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF Tennessee)
COUNTY OF Davidson)

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

Karen Quris Holcomb
Affiant

Sworn to and subscribed before me this 4 day of November, 2021.

Rachel Mayes
Notary Public

My Commission Expires: 5/2/2022

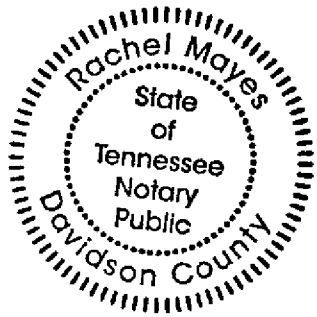


EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, Block "A" on the Plan of Tyne Meade, as of record in Plat Book 1130, Page 14, amended in Book 7553, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to George Whitfield Holcomb III and wife Karen Duvier Holcomb, by Warranty Deed dated March 31, 2015, and of record as Instrument No.: 20150408-0030787, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4404 Beacon Dr., Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

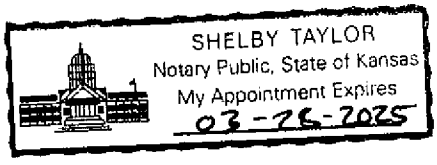
I, Zila Welsh, on this November 16, 2021, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document, dated 11-04-2021, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Zila Welsh

State of Kansas

County of Johnson

On this November 16, 2021, personally appeared before me, Shelby Taylor, a notary public for this county and state, Zila Welsh, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



Shelby Taylor
Notary's Signature

MY COMMISSION EXPIRES: 03-28-2025

Notary's Seal (If on paper)