QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 770309 DEEDQC
12/08/2021 01:46:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211208-0162873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Carolyn R. Sharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF [illegible] 2021.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
CHUMWUEMEKA CHETEBU
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner PLLC
1720 West End Ave.
Suite 300
Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Rachel Williams	**New Owner**	
(NAME)	(NAME)	
633 Baldwin Court		
(ADDRESS)	(ADDRESS)	**05911017100**
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **RACHEL WILLIAMS A.K.A RACHEL HORTON,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM AND CONVER UNTO **RICHARD MANSON, TRUSTEE,** HEREINAFTER CALLED THE GRANTEE, **TO CREATE A LIFE ESTATE INTEREST IN RACHEL WILLIMS WITH THE REMAINDER INTEREST TO CAROLYN R. SHARPE,** THEIR HEIRS AND ASSIGNS, IN EQUAL SHARES, ALL OF GRANTOR'S RIGHTS, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 495, on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Being a part of the same property conveyed to Rachel Horton, by warranty deed, from Harpeth-South, Inc., of record in Book 4529, page 630, Register's Office for Davidson County, Tennessee.

Rachel Horton and Rachel Williams are one and the same person.

This is improved property known as 633 Baldwin Court, Nashville, Tennessee 37207.

AND NOW I, THE SAID **RICHARD MANSON, TRUSTEE,** FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE, AS ABOVE SET OUT, DO HEREBY QUITCLAIM AND CONVEY A LIFE ESTATE INTEREST IN **RACHEL WILLIAMS A.K.A. RACHEL HORTON** WITH THE REMAINDER INTEREST TO **CAROLYN R. SHARPE,** THEIR HEIRS AND ASSIGNS, THE SAME PROPERTIES HEREINABOVE DESCRIBED AND SET FORTH, TO WHICH REFERENCE IS HERE MADE, AND SAID PROPERTY IS CONVEYED SUBJECT TO THE SAME LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES, AS ABOVE SET FORTH.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 3 day of December, 2021.

Rachel Williams

Rachel Williams

Richard Manson, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RACHEL WILLIAMS,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December 2021.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD MANSON,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December 2021.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY