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

Karen Johnson Davidson County
Batch# 839155 DEEDQC
04/13/2022 12:33:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220413-0042998

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
John Kevin Carswell, Trustee
The Mimosa Trust
3340 Mimosa Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map and Parcel No.
13307011900

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, **Phyllis D. Carswell**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **John Kevin Carswell, Trustee, The Mimosa Trust dated March 30, 2022** ("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. 44 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, Pages 136, 137 and 138, Register's Office for said County.

Said lot fronts 109 feet on the northerly side of Mimosa Drive and runs back between lines 169.6 feet on the westerly line and 130 feet on the easterly line, which is a broken line, to a dead line in the rear, on which it measures 103.8 feet.

Being the same property conveyed to **John R. Carswell and wife, Phyllis D. Carswell**, by Warranty Deed dated December 31, 1964, from **Fred C. Lowe and wife, Corinne C. Lowe**, recorded in Book 3848, Page 392, Register's Office of Davidson County, Tennessee, and in which **John R. Carswell** subsequently conveyed all of his interest to **Phyllis D. Carswell**, by Quitclaim Deed dated September 3, 1998, recorded in Book 11098, Page 861, Instrument No. 00011098-0000861, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3340 Mimosa Dr., Nashville, TN 37211.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 30th day of March 2022.

Phyllis D Carswell
Phyllis D. Carswell

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 **Phyllis D. Carswell**, 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 30th day of March 2022.

Notary Public

My Commission Expires:
7/22/23



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 30th day of March 2022.

Notary Public

My Commission Expires:
7/22/23

