2612 Essex Place
Davidson County

Karen Johnson Davidson County
Batch# 870823 DEEDQC
06/14/2022 09:44:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220614-0067356

Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD,
a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.:
Jack P. Williams, Jr. and Caroline N. Williams, Trustees Williams Family Living Trust dated July 8, 2020 2612 Essex Place Nashville, TN 37212-4122	**Same**	**Map & Parcel No. 104 11 0 242.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JACK PHILLIP WILLIAMS, JR. and CAROLINE N. WILLIAMS, Husband and Wife, (hereinafter referred to as "Grantor"), by these presents, do hereby quitclaim and convey unto JACK PHILLIP WILLIAMS, JR. and CAROLINE N. WILLIAMS, CO-TRUSTEES of the WILLIAMS FAMILY LIVING TRUST dated July 8, 2020, their successors and assigns, all of their right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 84, on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as shown on plat of record in Plan Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jack Phillip Williams, Jr. and Caroline N. Williams, Husband and Wife, from Molly C. Jackman and Saul P. Jackman, wife and husband, by Warranty Deed, dated May 19, 2015, and recorded on the 15th day of June, 2015 in Instrument No. 20150615-0056547, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as recorded in Plat Book 421, Page(s) 7.

Covenants, conditions, restrictions, easements, or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20130226-0018871.

This is improved property located at 2612 ESSEX PL., Nashville TN 37212-4122

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 1 day of June, 2022.

Jack Phillip Williams, Jr., Grantor

Caroline N. Williams, Grantor

STATE OF Texas)
COUNTY OF Tarrant)

Personally appeared before me Mark Dayle Reyes, a Notary Public of this County, Jack Phillip Williams, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 1 day of June, 2022.

MARK DAYLE REYES
Notary Public, State of Texas
Comm. Expires 02-14-2024
Notary ID 132360247

Notary Public
My Commission Expires: 02/14/2024

STATE OF Texas)
COUNTY OF Tarrant)

Personally appeared before me Mark Dayle Reyes, a Notary Public of this County, Caroline N. Williams, the within named bargainor, 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.

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Notary Public
My Commission Expires: 02/14/2024

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(3)(F)