Karen Johnson Davidson County
Batch# 885508 DEEDQC
07/07/2022 02:45:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220707-0078586

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
Julie Warwick, Trustee
Warwick Living Trust dtd 6/21/2022
312 Moira Circle
Nolensville, TN 37135

Send Tax Bills To:
Same

Map and Parcel No.
188-10-0C-208.00-CO

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, Julie Warwick, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Julie Warwick as Trustee of the JULIE RYEANN WARWICK LIVING TRUST Dtd 6/21/2022 ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 208 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3 of record in Instrument No. 20191126-0122176 and Scrivener's Affidavit of Correction in Instrument No. 20200207-0014664, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20171002-0100694, Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 2, 2017.

Being the same property conveyed to Julie Warwick, a single woman, from Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed recorded on October 16, 2020 in the Davidson County Register of Deeds office as Instrument No. 20201016-0120353.

This conveyance is subject to all previously recorded covenants and restrictions.

This is improved property known as **312 Moira Circle, Nolensville, TN 37135.**

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 21 day of June, 2022.

Julie Warwick, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Julie Warwick with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June, 2022.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Julie Warwick, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 21st day of June, 2022.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON