Karen Johnson Davidson County
Batch# 888127 DEEDQC
07/13/2022 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080481

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
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WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is $0.

AFFIANT.

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB. 24, 2026

Subscribed and sworn to before me on this day, July 13, 2022.

Notary Public

My Commission Expires: _____

New Owner Address:
Richard Allen Howerton and
Linda Tompkins Howerton, Co-Trustees
405 Arlington Place
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
156 02 0 089.00

QUITCLAIM DEED

R.A. Howerton and wife, Linda T. Howerton (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Richard Allen Howerton and Linda Tompkins Howerton, Co-Trustees of the Howerton Family Trust, dated July 13, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, INSPECTIONS, SURVEYS, ENCUMBRANCES, EASEMENTS, SURVEYS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 13, 2022**.

Richard A Howerton

Linda T. Howerton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Richard A Howerton and Linda T. Howerton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 13, 2022.

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB 28, 2026

Notary Public

My Commission Expires:

EXHIBIT A

Being Lot No. 26 on the Plan of Arlington Green, a Planned Unit Development, as of record in Book 6900, Page 399, and as amended in Book 7517, Page 281, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to R.A. Howerton and wife, Linda T. Howerton, from Brent Sellers Builders, Inc., a Tennessee corporation, by deed of record in Book 8640, Page 580, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 405 Arlington Place, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 13, 2022.

Affiant Signature

7/13/2022
Date

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day, July 13, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY