Karen Johnson Davidson County
Batch# 893910 DEEDQC
07/26/2022 12:22:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220726-0085322

THIS INSTRUMENT WAS PREPARED BY: Mattea L. Rolin, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite P, Spring Hill, TN 37174		
NAME & ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Tommy Randall Greer, Trustee Tommy Randall Greer Trust 1206 Berwick Trail Madison, TN 37115	New Owner	**034 13 0 188.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, TOMMY R. GREER, unmarried, ("Grantor"), declaring that I am the surviving widower of JUDITH C. GREER, that we were husband and wife at the time we acquired title to the following described real estate and that we continuously remained husband and wife until the date of death of said JUDITH C. GREER, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto TOMMY RANDALL GREER, as Trustee of and for the TOMMY RANDALL GREER TRUST, dated the 26 day of July, 2022, ("Grantee"), its successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows:

Real estate located in Davidson County, Tennessee, described as follows:

Lot No. 27 of Block G in East Lawn Subdivision, as shown of record in plat now on file in Plat Book 547, Page 153-154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to TOMMY R. GREER and JUDITH C. GREER, husband and wife, tenants by the entirety, by Special Warranty Deed dated June 25, 2008, from U.S. BANK NATIONAL ASSOCIATION as Trustee, and recorded in Instrument No.: 20080711-0071360, Register's Office for Davidson County, Tennessee, the said JUDITH C. GREER having since died leaving TOMMY R. GREER as the sole owner, being the surviving tenant by the entirety.

This is improved property known as 1392 Florence Avenue, Madison, Tennessee 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

WITNESS my hand this the 26 day of July, 2022.

TOMMY R. GREER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared the within named TOMMY R. GREER, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 26 day of July, 2022.



Ariel H
NOTARY PUBLIC

My Commission Expires: May 9th 2026

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(3)(F): Transfers of real estate to a revocable living trust; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(5).