Karen Johnson Davidson County
Batch# 897469 DEEDQC
08/02/2022 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220802-0088034

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Minnie Dahlgren Cauthen
AFFIANT

Subscribed and sworn to before me on this day, August 2, 2022.

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

Notary Public

My Commission Expires: _____

New Owner Address:
Minnie Dahlgren Cauthen
1727 Old Hickory Blvd
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
158-76

QUITCLAIM DEED

Minnie Dahlgren Cauthen ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Minnie Dahlgren Cauthen, Trustee of the Minnie Dahlgren Cauthen Revocable Living Trust, dated August 2, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property located in both Davidson and Williamson 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, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, 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, **August 2, 2022**.

Minnie Dahlgren Cauthen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Minnie Dahlgren Cauthen** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 2, 2022.

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

Notary Public

My Commission Expires: _____

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, and the 7th Civil District of Williamson County, being Lot #83 on the Plan of Laurelwood Subdivision, of record in Plat Book 4460, page 121, said Register's Office for Davidson County, Tennessee, to which plat is reference made for a more complete description.

Being the same property conveyed to Dwight K. Cauthen, Jr. and wife, Minnie Dahlgren Cauthen, from Dwight K. Cauthen, Jr. by deed of record in Book 0898, Page 479, Register's Office for Davidson County, Tennessee. Dwight K. Cauthen, Jr. having subsequently died on August 28, 2015.

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

This property is commonly known as 1727 Old Hickory Blvd Brentwood, TN 37027.

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 August 2, 2022.

Affiant Signature

8/2/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day,
August 2, 2022.

Notary Public

My Commission Expires: 11/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY