Karen Johnson Davidson County
Batch# 904563 DEEDQC
08/17/2022 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093415

$10

Prepared by:

Gordon Law Group, PLC
105 Westpark Dr. Ste 350
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2022.

Notary Public

My Commission Expires: 9-18-2025

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Map & Parcel No. |
|---|---|---|
| Trustee of<br>The 604 Family Trust dtd<br>May 31, 2022 | SAME | #173050A27100 |

## QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Timothy J. Carlson, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, Timothy Carlson, Trustee of the 604 Family Trust dated May 31, 2022, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 271 (Two Hundred Seventy One) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, as amended of record in Instrument No. 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Timothy J. Carlson, by deed from Sandra Starr, a single woman, of record in Instrument 20180416-0035544, said Register's Office, dated April 9, 2018.

This conveyance is subject to all utility easements serving the property and property of others; residential subdivision covenants, conditions, and restrictions; any and all matters shown on any applicable Plat of record; rights of way; easements; building set-back lines; current zoning classification; and rights, conditions and restrictions granted to or imposed by authorities having jurisdiction over land use as the same may be supplemented or amended from time to time.

This is improved property known as 1915 Shaylin Loop, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further

covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR but no further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the undersigned has executed this Quitclaim Deed on this 31st day of May, 2022.

**Timothy J. Carlson**
**Grantor**

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Timothy J. Carlson,** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 31st day of May, 2022.

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Notary Public

Certificate of Authenticity

I, David Steine, do hereby make oath that I am a licensed attorney and/or 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 8/16/22.

Date

Affiant Signature

8/16/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of August, 2022.

ROBIN J. GORDON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)