This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 909130 DEEDQC
08/29/2022 08:53:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220829-0096895

New owner:	Send tax bills to:	Tax Map/Parcel No:
Scott A. Monroe and Judy A. Monroe, Trustees of the SCOTT AND JUDY MONROE FAMILY TRUST 7318 Campton Road Nashville, TN 37211	Scott and Judy A. Monroe 7318 Campton Road Nashville, TN 37211	181010A15800CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, Scott A. Monroe and Judy Monroe Grantors, convey and quitclaim to Scott A. Monroe and Judy A. Monroe as co-Trustees of the **SCOTT AND JUDY MONROE FAMILY TRUST dated the 13th of July 2022**, Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot 79, PLAN OF SUGAR VALLEY, SECTION 5, a Planned Unit Development as shown on the plat of record in Instrument No. 20001201-0118880, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Monroe and Judy Monroe, husband and wife, by deed from Melinda Drennan, dated August 21, 2012, of record in Instrument No. 20120829-0078010, said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 19th day of August 2022.

Scott A. Monroe, Grantor

Judy Monroe, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Scott A. Monroe and Judy Monroe, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 19th day of August, 2022.

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public My commission expires: 10/12/24

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 19th day of August, 2022.

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public My commission expires: 10/12/24