Karen Johnson Davidson County
Batch# 918167 DEEDQC
09/19/2022 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220919-0103814

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 14, 2022.

Notary Public

My Commission Expires: _____

ROBERT J. HAZARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2025

New Owner Address:
Jacqueline Cherie Conner
1020 Berwick Trail
Madison, TN 37115

Send Tax Bills To:
Same

Map-Parcel Number:
052 11 0 042.00

QUITCLAIM DEED

Jacqueline Cherie Conner, Trustee of The William D. Conner and/or Jacqueline P. Conner Revocable Living Trust, dated January 14, 2004 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Jacqueline Cherie Conner**, an individual ("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, 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, **September 14, 2022.**

Jacqueline Cherie Conner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jacqueline Cherie Conner, Trustee of The William D. Conner and/or Jacqueline P. Conner Revocable Living Trust** , 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, September 14, 2022.

Notary Public

My Commission Expires:

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

EXHIBIT A

Lot No. 100 on the Map of Madison Heights, Section II, Part II, as of record in Book 2133, Page 83, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot No. 11 fronts 150.18 feet on the southerly side of Berwick and runs back between parallel lines 387.61 feet to the low water mark of the Cumberland River as shown on said plan, on which it measures 150 feet.

Being the same property conveyed to The William D. Conner and/or Jacqueline P. Conner Revocable Living Trust, through William D. Conner and Jacqueline P. Conner, Trustees, from William D. Conner and Jacqueline P. Conner, by deed of record in Instrument No. 20040123-0009093, 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 1020 Berwick Trail Madison, TN 37115.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, 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 September 14, 2022.

Affiant Signature

9/14/2022
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 14, 2022.

Notary Public

My Commission Expires:

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