THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 931616 DEEDQC
10/19/2022 11:36:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221019-0114051

This deed is prepared without benefit of title examination at the request of the Grantors and Grantees.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which is hereby acknowledged, **Simon Carr, unmarried, and Adrianne Horvath, unmarried,** (the "Grantors"), as tenants in common, do hereby assign, transfer, convey, and quitclaim any and all of their rights, title, and interest in certain real estate in Davidson County, Tennessee, which is described below, to **Simon M. Carr, Trustee of the Simon M. Carr Revocable Trust #1 dated October 19, 2022,** and its successors and assigns, **and Adrianne R. Horvath, Trustee of the Adrianne R. Horvath Living Trust dated September 29, 2022,** and its successors and assigns, (the "Grantees"), each of the Grantees to receive a one-half (1/2) undivided interest in the property. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 of Addition No. 1, Section 3, of Jackson Park, not of record, described by survey dated October 1945, by J. Douglas Roach as follows:
>
> Beginning at a point, in the Westerly margin of Earlene Drive at the common corner of Lots 1 and 2, said point being 290.5 feet, more or less, North of the North margin of Plymouth Avenue as measured along the Westerly margin of Earlene Drive; thence with the line between said Lots 1 and 2, Westerly 457.7 feet to a point; thence North 26 degrees 10 minutes East 65.65 feet to the corner of Lots 2 and 3; thence with the lines between Lots 2 and 3 Easterly 440.6 feet to the Westerly margin of Earlene Drive; thence with said margin South 13 degrees 45 minutes West 110.5 feet to the point of beginning.

This real property being all of the property conveyed to the Grantors from Phillip L. Morgan and Paula E. Morgan, husband and wife, by warranty deed dated October 3, 2022, and recorded on October 11, 2022, at **Instrument No. 20221011-0111324**, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tenn. Code Ann. § 35-15-510 shall apply to the property or its proceeds.

WITNESS the Grantors' hands in Nashville, Davidson County, Tennessee, on this the 19th day of October, 2022.

Simon Carr, Grantor

Adrianne Horvath, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of October, 2022, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Simon M. Carr, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires: MAY 31 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of October, 2022, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Adrianne R. Horvath, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires: MAY 31 2026

New Owners' Names and Addresses:	Mail Tax Notice to:
Simon M. Carr, Trustee Simon M. Carr Revocable Trust #1 4303 Earlene Dr. Nashville, TN 37216 Adrianne R. Horvath, Trustee Adrianne R. Horvath Living Trust 4303 Earlene Dr. Nashville, TN 37216	Same Same
Property Address: 4303 Earlene Dr. Nashville, Tennessee 37216	Parcel ID Number: 061-12-0-049.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer per Tenn. Code Ann. § 67-4-409(a)(4) is $0.00.

Affiant

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

Notary Public

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026