This instrument prepared by:
KING, TURNBOW & SMITH, PLLP
ATTORNEYS-AT-LAW
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 938944 DEEDQC
11/07/2022 03:55:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221107-0119766

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $-0-.

Affiant

Sworn to and Subscribed before me on this the 3rd day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 7-25-23

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

The preparer of this instrument is not the closing agent pursuant to the Tax Reform Act of 1986.

(With information provided by the parties/without benefit of a Title Search)

Address of New Owners:	**Send Tax Bills To:**	**Map/Parcel Number:**
Cindy Lou Ann Dumas, Trustee, The Cindy Lou Ann Dumas Revocable Living Trust	**same**	**Parcel ID:**
3224 River Walk Drive		**085120 A 06600**
Nashville, TN 37214		

QUITCLAIM DEED

This instrument made and entered into this the 3rd day of November, 2022, by and between, **Cindy Dumas, unmarried**, Grantor, and **Cindy Lou Ann Dumas, Trustee, and her successors in trust, under The Cindy Lou Ann Dumas Revocable Living Trust Dated November 3, 2022, and any amendments thereto**, Grantee.

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, **Cindy Dumas, unmarried**, Grantor, does hereby convey, grant, transfer, remise, and forever quitclaim unto **Cindy Lou Ann Dumas, Trustee, and her successors in trust, under The Cindy Lou Ann Dumas Revocable Living Trust Dated November 3, 2022, and any amendments thereto**, Grantee. its successors, and assigns, forever, Grantor's entire right, title, and interest in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

BEING Lot No. 60, as shown on the Plan of Rivers Edge, Section Three, of record in Plat Book 9700, Page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cindy Dumas, unmarried, by Warranty Deed from Marion Gailey and wife, Wanda Gailey, of record in Instrument 20160426-0040377, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9280, Page 334 amended in Book 11098, Page 1; Instrument 20100927-0076802 and Book 9280, Page 356 amended in Book 11098, Page 21, said Register's Office.

This is improved property known as: 3224 River Walk Drive, Nashville, TN 37214

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by preparer as to the accuracy of anything set forth herein.

Witness my hand, this the 3rd day of November, 2022.

Cindy Dumas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Cindy Dumas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of November, 2022.

NOTARY PUBLIC
My Commission Expires: 7-25-23

