Karen Johnson Davidson County
Batch# 952249 DEEDQC
12/15/2022 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221215-0130143

**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, December 14, 2022.

Notary Public

My Commission Expires:

**New Owner Address:**
Harry Samuel Abell, II and
Carol Gibson Abell, Co-Trustees
126 Wentworth Avenue
Nashville, TN 37215

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
116160B02300CO

## QUITCLAIM DEED

**Harry Samuel Abell, II and Carol G. Abell, husband and wife** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Harry Samuel Abell, II and Carol Gibson Abell, Co-Trustees of the Abell Family Trust dated December 14, 2022** ("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, **December 14, 2022.**

Harry Samuel Abell, II

Carol G. Abell

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Harry Samuel Abell, II and Carol G. Abell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 14, 2022.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-21-2026

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of The Iroquois of Nashville Second Revision of record in Book 6900, pages 61 and 62 amended by Surveyors Certificate of Correction of record in Book 8475, page 511, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry Samuel Abell, II and Carol G. Abell, husband and wife, from Pamela Steele Wilson Jackson and Piper La Neave Wilson Burch, as tenants in common, an undivided one-half (1/2) interest each, by deed of record in Instrument No. 20190327-0027733 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 126 Wentworth Avenue, Nashville, TN 37215.

### CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, 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 December 14, 2022.

Affiant Signature

12/14/2022
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )
Sworn to and subscribed before me on this day, December 14, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-21-2026