This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 952599 DEEDQC
12/16/2022 12:29:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221216-0130342

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Seabury Tennessee Community Property Trust 115 Brookhollow Road Nashville, TN 37205	Same	Map 129-7 Parcel 13

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JAMES C. SEABURY, III and wife, LAURIE B. SEABURY**, as tenants by the entirety, ("**Grantors**") 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, unto **JAMES C. SEABURY, III and LAURIE B. SEABURY,** as the Co-Trustees of the **SEABURY TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

> Being Lot No. 53 on the Plan of Section I, West Meade Farms, Inc., as of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James C. Seabury, III and wife, Laurie B. Seabury, as tenants by the entirety, by Quitclaim Deed from James C. Seabury III and Laurie B. Seabury, as tenants in common, of record in Instrument No. 20221216-0130341, 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. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 15th day of December, 2022.

Affiant

Notary Public

My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 115 Brookhollow Road, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15th day of December, 2022.

JAMES C. SEABURY, III

LAURIE B. SEABURY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. SEABURY, III and LAURIE B. SEABURY, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of December, 2022.

Notary Public

My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026