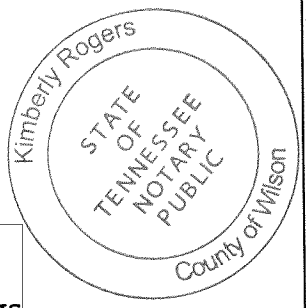
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$300,000.00~~ $0.00 dc

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 6.9.2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 956848 DEEDQC
12/30/2022 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221230-0133966

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division,
13026 Lebanon Rd. Ste 100
Mt Juliet, Tn 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet L. Curtis	Janet L. Curtis	04413005900
(NAME)	(NAME)	
3032 Lakeshore Dr.	3032 Lakeshore Dr	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Janet L. Curtis, a single woman**, hereinafter called the Grantor(s), has quitclaimed unto **Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Trust,** hereinafter called the Grantee(s), her assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 32 on the Plan of The Knoll, of record in Plat Book 2330, Page 94, 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 Janet Curtis, a single woman by Warranty Deed from David E. Lee, Jr. and Ashley K. Lee, husband and wife, dated 4/4/2022 and recorded on 4/12/2022 in Instrument No.: 20220412-0042456 in Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 105 Claudia Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 21st day of December, 2022.

Janet L. Curtis Revocable Living Trust

Janet L. Curtis, Trustee

Janet L. Curtis, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Curtis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of Janet L. Curtis, Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of December, 2022.

Kimberly Rogers

Notary Public:
My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 12-21-22.

Tracey Trumphour
Affiant
Date: 12-21-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21 day of December, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY