Karen Johnson Davidson County
Batch# 957033 DEEDQC
01/03/2023 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000131

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 3, 2023.

Notary Public

My Commission Expires: 8-21-2026

New Owner Address:
Karen Marie Allen, Trustee
7147 Nolen Park Circle
Nolensville, Tennessee 37135

Send Tax Bills To:
Same

Map-Parcel Number:
161040164.00

QUITCLAIM DEED

Katie Mai Garton Abernathy (a/k/a Katie Mai Abernathy and Katie Mai Morgan Abernathy), unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Karen Marie Allen, Trustee of the Abernathy Family Trust, dated December 18, 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, 12-18, **2022.**

Katie Mai Garton Abernathy

Katie Mai Garton Abernathy

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Katie Mai Garton Abernathy, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 18, 2022.

Mary M Maurer

Notary Public

My Commission Expires: 09/08/25

MARY M. MAURER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for said County.

Said Lot No. 23 fronts 76.3 feet on the south side of Haywood Court and runs back 189 feet on the west line and 210 feet on the east line to a dead line, measuring 79.8 feet thereon.

Being the same property conveyed to Carson Eugene Abernathy and wife, Katie Mai Garton Abernathy (a/k/a Katie Mai Abernathy and Katie Mai Morgan Abernathy), by deed of record in Instrument No. 20221206-0127170, Register's Office for Davidson County, Tennessee. Carson Eugene Abernathy having subsequently died on July 7, 2022, and Katie Mai Garton Abernathy having become sole owner by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 301 Raywood Court, Nashville, Tennessee 37211.

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 18, 2022.

Affiant Signature

1/3/2023

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 3, 2023.

Notary Public

My Commission Expires:

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