Name and Address of New Owner:
Brian Nash, Trustee
1831 12th Avenue S Suite 291
Nashville, TN 37203

Send Tax Bills To:
Brian Nash, Trustee
1831 12th Avenue S Suite 291
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 965784 DEEDQC
01/30/2023 01:13:15 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230130-0006849

This Instrument Prepared By:
Darren Womack
P.O. Box 680933
Franklin, TN 37064

Map & Parcel 043 06 0 068.00

T.C.A. 67-4-409 (a) (3)(F): Exempt No Consideration Transfer into Revocable Trust

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 3rd day of January, 2023, by and between Darren Womack and Kim Dickens, husband and wife, party of the first part, and Brian Nash, Trustee of the Taylor Madison Trust # 2018 , party of the second part.

WITNESSETH: That for the consideration hereinafter express the said party of the first part does hereby convey their interest unto the said party of the second part the following described real estate, situated and being in the County of Davidson County, State of Tennessee;

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Madison Park, Section 2 of record in Plat Book 3106, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 140 fronts 70 feet on the Easterly side of Singer Drive and extends back 150.48 feet on the Northerly line and 146.95 feet on the Southerly line to a line in the rear on which it measures 70.09 feet.

Being the same property conveyed to Darren Womack and Kim Dickens, husband and wife, by Quitclaim Deed from Darren L. Womack Trustee of the 318 Singer Drive Trust, dated June 23, 2021, recorded June 30, 2021 of record in Instrument # 20210630-0088538, Register's Office for Davidson County, Tennessee.

Property known as: 318 Singer Dr, Madison, TN 37115.

SUBJECT TO Taxes for the current and subsequent years; Plan of record in Plat Book 3106, Page 141, Restrictions of record in Book 2241, Page 209 , Book 3459, page 406, amended in Book 3460, Page 337, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Madison Park Homeowners Association, Inc., and amended and Restated Leasing Rules of record in Instrument Number 20150114-0004067, Register's Office for Davidson County, Tennessee; any and all existing easements and restrictions as shown of record not stated herein.

THE CONSIDERATION for this conveyance is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the signature of the first part, the day and year first above written.

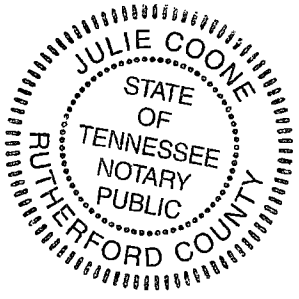
DARREN WOMACK

KIM DICKENS

STATE OF TENNESSEE)
ss.)
COUNTY OF DAVIDSON)

Before ME, the undersigned Notary Public, on this day personally appeared Darren Womack and Kim Dickens, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of January, 2023.



Notary Public

My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
ss.)
COUNTY OF DAVIDSON)

The ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $0.00.

(Affiant)

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

Notary Public

My commission expires: 6-24-2023

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY