Karen Johnson Davidson County
Batch# 966604 DEEDQC
02/03/2023 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230203-0007933

PREPARED BY:

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

Actual consideration for this transfer is -$0-.

Janet Lewis Belser
AFFIANT

Subscribed and sworn to before me on this day, February 2, 2023.

Carter Moore
Notary Public

CARTER MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 11/15/26

New Owner Address:
Janet Lewis Belser, Trustee
4711 Richmar Court
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
146 04 0 059.00

QUITCLAIM DEED

Janet Lewis Belser ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Janet Lewis Belser, Trustee of the Belser Family Trust, dated February 2, 2023** ("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, **February 2, 2023**.

Janet Lewis Belser

Janet Lewis Belser

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Janet Lewis Belser**, 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, February 2, 2023.

Carter Moore

Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 764 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 764 fronts 105.49 feet on the south side of Richmar Court, and runs back 147.5 feet on the west line and 130.8 feet on the east line to a dead line in the rear, on which it measures 70 feet.

Being the same property conveyed to Robert H. Belser, Jr. and wife, Janet Lewis Belser, from Frank H. Smith and wife, Elizabeth W. Smith, by deed of record in Book 6024, Page 835, Register's Office for Davidson County, Tennessee. Robert H. Belser, Jr. having subsequently died on January 9, 2023, and Janet Lewis Belser 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 4711 Richmar Court, Nashville, TN 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 February 2, 2023.

Affiant Signature

2/2/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 2, 2023.

Notary Public

My Commission Expires: 11/18/2026

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY