This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 970689 DEEDQC
02/14/2023 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230214-0010768

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The 431 Old Towne Trust **P.O. Box 2581** **Brentwood, TN 37024**	**160-16-C66CO**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHERYL L. ZORN** ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto the **TRUSTEE OF THE 431 OLD TOWNE TRUST u/t/a/ February 6, 2023** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 66 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 20011030109137 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Cheryl L. Hurd, an unmarried woman by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20010718-0076152, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 431 Old Towne Drive, Brentwood, TN 37027.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has caused this instrument to be dated and effective this 6th day of February, 2023.

GRANTOR:

CHERYL L. ZORN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CHERYL L. ZORN the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of February, 2023.

Notary Public

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

****

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 6th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 5/9/2023

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry do hereby make oath that I am a licensed attorney and/or 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 6, 2023 (date of document).

Andrea P. Perry
Affiant Signature

2/6/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of February, 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.

