Karen Johnson Davidson County
Batch# 974329 DEEDQC
02/27/2023 09:22:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230227-0013504

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): Gary Slattery, a single man

TO.....QUITCLAIM DEED

GRANTEE(S): Gary Edward Slattery, Trustee of the Gary E. Slattery Living Trust Dated February 10, 2023, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Gary Slattery, a single man, an unmarried man, hereinafter referred to as "Grantor", have this day by these presents do hereby transfer and convey unto Gary Edward Slattery, Trustee of the Gary E. Slattery Living Trust Dated February 10, 2023, or their successors in interest, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, 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 James D. Jones, Jr., and wife, Jenny Luanne Jones by Warranty Deed from Gary Vincent and wife, Betty Jo Vincent dated 07/24/1985, recorded 07/30/1985, of record in Book 6617, Page 496, in the Register's Office for Davidson County, Tennessee. James D. Jones, Jr. died on June 5, 2008 leaving Jenny Luanne Jones as the surviving tenant by the entirety.

Being the same property acquired by Sean F. Slattery, appearing of record by Legal Reference Number 20220908-0100632, Register's Office, Davidson County, Tennessee.

Map and Parcel: 095-02-0-124.00

Property Address: 2211 June Dr.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR

MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2023 will be paid by and thereafter assumed by the Grantee.

Executed at Pulaski, Tennessee, this day, February 20, 2023.

Gary Slattery

STATE OF TENNESSEE - COUNTY OF ~~Davidson~~ Giles

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles a Notary Public in and for the said State and County, Gary Slattery, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, February 20th, 2023.

ALEXANDRIA SYBIL BOWLES ★ STATE OF TENNESSEE NOTARY PUBLIC ★ GILES COUNTY

Alexandria Sybil Bowles
Notary Public
My commission expires: 8-20-2024

STATE OF TENNESSEE - COUNTY OF Giles

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is the amount which property transferred would command at a fair and voluntary sale. This transaction is exempt from the transfer tax pursuant to T.C.A. § 67-4-409.

Gary Edward Slattery, Trustee of the Gary E. Slattery Living Trust Dated February 10, 2023

Sworn to and subscribed before me on this day, February 20, 2023.

ALEXANDRIA SYBIL BOWLES ★ STATE OF TENNESSEE NOTARY PUBLIC ★ GILES COUNTY

Alexandria Sybil Bowles
Notary Public
My commission expires: 8-20-2024

The Owner and person responsible for payment of real property taxes is:
Gary Slattery
115 Cottage Ln.
Nashville, TN 37214