THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Michael Ernest Seamon, Trustee
Karen Deaver Seamon, Trustee
2120 Kirkwall Drive
Nolensville, TN 37135

Send Tax Bill to:
Owner

Map-Parcel Numbers:
187-09-0A 285.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 22nd day of February, 2023.

Notary Public

My Commission Expires:
12/30/24

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael Seamon and Karen Seamon, Husband and Wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Michael Ernest Seamon and Karen Deaver Seamon, Trustees of the Michael Ernest Seamon and Karen Deaver Seamon Living Trust dated February 22, 2023, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN ~~**Williamson**~~ **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 2120 Kirkwall Drive, Nolensville, TN 37135

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of February, 2023.

**Michael Seamon**

**Karen Seamon**

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**

Karen Johnson Davidson County
Batch# 978655 DEEDQC
03/09/2023 09:12:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230309-0016934

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Seamon and Karen Seamon**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2023.

My commission expires: 12/30/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Exhibit A**

Land in Davidson County, Tennessee, being Lot No. 285 as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Michael Seamon and Karen Seamon, husband and wife, by Warranty deed from Benjamin Seamon and Elizabeth Seamon, husband and wife, dated 05/15/2019, of record in Instrument No. 20190517-0046606, said Register's Office.

KAS MEA