Karen Johnson Davidson County
Batch# 984276 DEEDQC
03/23/2023 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230323-0021317

PREPARED BY:

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

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 23, 2023.

Notary Public

My Commission Expires: 11/18/

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner Address:
Jack Kevin Page and
Beth Trotter Page, Co-Trustees
1213 Sussex Court
Nashville, TN 37207

Send Tax Bills To:
Same

Map-Parcel Number:
041 11 0 068.00

QUITCLAIM DEED

Jack Kevin Page and wife, Beth Trotter Page (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Jack Kevin Page and Beth Trotter Page, Co-Trustees of the Page Family Trust, dated March 23, 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, **March 23, 2023**.

Jack Kevin Page

Beth Trotter Page

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jack Kevin Page and Beth Trotter Page**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 23, 2023.

Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being Lot No. 341 on Plan of Bellshire Estates, Section "A" of record in Book 2331, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 341 fronts 145.7 feet on the southerly side of Sussex Court and extends back between lines 199.5 feet on the westerly side and 262 feet on the easterly side, to a broken line at the rear on which it measures 130 feet thereon.

Being the same property conveyed to Jack Kevin Page and wife, Beth Trotter Page, from David G. Gilpin and wife, Renee Gilpin, as to one-half (1/2) undivided interest, and Sara E. Douce, a single woman, as to one-half (1/2) undivided interest, by deed of record in Instrument No. 20020326-0036808, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1213 Sussex Court, Nashville, TN 37207.

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 March 23, 2023.

Affiant Signature

3/27/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 23, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY