(1)

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20231064R

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 16 day of March, 2023

NOTARY PUBLIC

My Commission Expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:

Dina Wilson, Executrix of
The Estate of Carl Edward Garringer
40 Nickleby Down
Brentwood, TN, 37027

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

172 01 0A 059.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, THE AMERICAN NATIONAL RED CROSS AKA American Red Cross, a non-profit organization, (hereinafter referred to as "Grantor"), does convey all of its undivided right, title and interest to the hereinafter described property to Dina Wilson, Executrix of the Estate of Carl Edward Garringer (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555 through 559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl Edward Garringer, unmarried by Warranty deed from James E. Cullop, Jr. and Bonnie S. Cullop, husband and wife of record in Book 10054, page 275, Register's Office for Davidson County, Tennessee, dated April 15, 1996 and recorded on May 20, 1996. (Value or consideration shown in aforementioned deed $190,000.00.) Signed by Attorney in Fact of record in Limited Power of Attorney in Book 10054, page 279, Register's Office for Davidson County, Tennessee.

Said Carl Edward Garringer became deceased on February 17, 2022, leaving Last Will and Testament filed for Probate in Docket No. 22P988, Circuit Court of Davidson County, Tennessee. In accordance with the terms of the said Will, American National Red Cross is named as the Sole Beneficiary of the Estate and executes this deed as Grantor.

Karen Johnson Davidson County
Batch# 986933 DEEDQC
03/31/2023 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230331-0023321

This property is commonly known as 40 Nickleby Down, Brentwood, TN 37027.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 15th day of March, 2023.

GRANTOR:
The American National Red Cross AKA American Red Cross, a non-profit organization

Alisa A. Macht

By: **Alisa Macht**
Its: **Director, Legal Counsel**
Office of The General Counsel
American Red Cross

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF District of Columbia

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alisa A. Macht with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herselft to be the Director, Legal Counsel of The American National Red Cross AKA American Red Cross, a non-profit organization, and that as such, executed the foregoing instrument for the purposes contained therein.

Witness my hand, at office, the 15th day of March, 2023

NOTARY PUBLIC

My Commission Expires: 12/14/2027

CASSANDRA JULIAN NOTARY PUBLIC EXP. 12-14-27 DISTRICT OF COLUMBIA

Certificate of Authenticity

I, Robin B. White, 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 3.15.23.

Date

RBWhite

Affiant Signature

3.15.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of March, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY