Karen Johnson Davidson County
Batch# 989882 DEEDQC
04/10/2023 11 55.30 AM 2 pgs
Fees $12.00 Taxes $0 00
20230410-0025747

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

GRANTOR(S): Claudia Neeley

TO.....QUITCLAIM DEED

GRANTEE(S): Claudia Neeley, as Trustee of The Claudia Neeley Living Trust Dated February 26, 2015, 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, Claudia Neeley, hereinafter referred to as "Grantor", have this day by these presents do hereby transfer and convey all right, title and interest, unto Claudia Neeley, as Trustee of The Claudia Neeley Living Trust Dated February 26, 2015, 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. 40 on the plan of Locust Grove Estates, as shown by plat of record in Plat Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property acquired by Claudia Neeley by deed appearing of record in Deed Book 20150304-0018892, Register's Office, Davidson County, Tennessee.

Map & Parcel: 061 14 0 059.00

Property Address: 1065 Horseshoe Drive, Nashville, Tennessee 37216

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, April 4, 2023.

Claudia Neeley

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Claudia Neeley, 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, April 4, 2023.

ALEXANDRIA SYBIL BOWLES STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Notary Public
My commission expires: August 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.

Claudia Neeley, as Trustee of The Claudia Neeley Living Trust Dated February 26, 2015

Sworn to and subscribed before me on this day, April 4, 2023.

ALEXANDRIA SYBIL BOWLES STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Notary Public
My commission expires. August 20, 2024

The Owner and person responsible for payment of real property taxes is:
Claudia Neeley
1065 Horseshoe Drive
Nashville, TN 37216