Karen Johnson Davidson County
Batch# 990756 DEEDQC
04/11/2023 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230411-0026650

PREPARED BY:

Robert J. Hazard, Esq.
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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, April 11, 2023.

CARTER MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8/26

New Owner Address:
Michael Patrick Livingston and
Ellen Johnson Livingston, Co-Trustees
6729 Holt Road
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
180 00 0 052.00

QUITCLAIM DEED

Michael P. Livingston and Ellen J. Livingston, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Michael Patrick Livingston and Ellen Johnson Livingston, Co-Trustees of the Livingston Family Trust, dated April 11, 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, **April 11, 2023**.

Michael P. Livingston

Ellen J. Livingston

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Michael P. Livingston and Ellen J. Livingston**, 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, April 11, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/19/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

A tract located in the Sixth Civil District of said County containing 3.69 acres according to a survey-made by Dye and Underwood in July 1971, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in Register's Office for said county; namely: deed from John Holt and wife, Rosa P. Holt, in Book 1077, Page 244; deed from Rosa P. Holt in Book 1153, Page 128; deed from Tom Holt in Book 1165, Page 9; the said Dorris H. Gillespie having died on April 6, 1968, and his widow Dorothy Gillepsie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillepsie by deed of record in Book 4488, Page 73, said Register's Office. Said Tract herein conveyed is more particularly described as follows: Commencing at an iron pin in the south margin of Holt Road in the northeast corner of a tract of land conveyed from Dorothy Gillespie to Alvin R. Goins and wife, Sherrie G. Goins, by deed of record in Book 4530, Page 396, said Register's Office, thence north 83 deg 16' east along the south margin of Holt Road 199.85 feet to an iron pin; thence south 4 deg 10' east 785 feet to an iron pin in the south boundary of the Dorothy Gillespie land; thence south 84 deg 45' west 210 feet to an iron pin in the southeast corner of said Goins tract; thence north 3 deg 29' west along the eastern boundary line of the Goins tract 783.5 feet to the point of beginning.

Being the same property conveyed to Michael P. Livingston and Ellen J. Livingston, husband and wife, from Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, by deed of record in Instrument No. 20220627-0073626, 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 6729 Holt Road, Nashville, TN 37211.

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 April 11, 2023.

Affiant Signature

4/11/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, April 11, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY