This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087

From information furnished by the parties.

Karen Johnson Davidson County
Batch# 1005250 DEEDQC
05/19/2023 09:33:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230519-0037631

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

**Affiant**

STATE OF TENNESSEE)
COUNTY OF WILSON )
Sworn to and subscribed before me
this 24th day of April, 2023.

**NOTARY PUBLIC, Bryson Eubanks**
My Commission Expires: 12/07/2024

BRYSON EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFROMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

## QUITCLAIM DEED

| ADDRESS OR NEW OWNERS: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| Pamela Jane Crues, Trustee of the Waggoner Family Trust dated, April 24th, 2023<br>3121 Noble Valley Drive<br>Nashville, TN 37214 | Pamela Jane Crues, Trustee of the Waggoner Family Trust dated, April 24th, 2023<br>3121 Noble Valley Drive<br>Nashville, TN 37214 | 108 04 0 076.00 000 |

FOR NO MONETARY CONSIDERATION, I, **Karen L. Waggoner,** by these presents do hereby quitclaim and convey unto **Pamela Jane Crues, Trustee of the Waggoner Family Trust, dated April 24th, 2023,** all my right, title, and interest in and to the following tract or parcel of land, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Section Two, Larchwood, as of record in Plat Book 5200, pages 57, 58, and 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Karen L. Waggoner by Warranty Deed from Catherine C. Hershey, unmarried, dated October 29, 1999, of record in Book 11727, Page 991, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictive Covenants of record in Book 5473, page 443, amended in Book 5681, page 532, Book 5688, page 696, Book 5773, page 797, and Book 6011, page 130; and (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 57, 58 and 59, said Register's Office.

This is improved property more commonly known as 3121 Noble Valley Drive, Nashville, TN 37214.

Witness by my hand this 24th day of April, 2023.

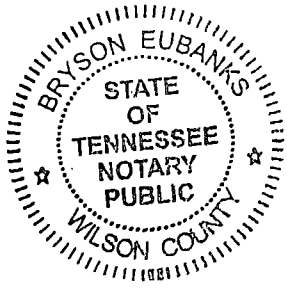
Karen L. Waggoner

**Karen L. Waggoner**

STATE OF TENNESSEE)
COUNTY OF WILSON )

On the 24th day of April, 2023, personally appeared before me, **Karen L. Waggoner**, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal.




**NOTARY PUBLIC, Bryson Eubanks**

My Commission Expires: 12/07/2024