Karen Johnson Davidson County
Batch# 1016626 DEEDQC
06/20/2023 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230620-0046608

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-.

Florence H. Buck
AFFIANT

Subscribed and sworn to before me on this day, June 20, 2023.

Carter Moore
NOTARY PUBLIC

My Commission Expires: 11/18/26

CARTER MOORE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

New Owner Address:
Florence Hooper Buck, Trustee
245 Cedarcreek Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
162 13 0 064.00

QUITCLAIM DEED

Florence H. Buck ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Florence Hooper Buck, Trustee of the Florence Buck Family Trust, dated June 20, 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, **June 20, 2023**.

Florence H. Buck

Florence H. Buck

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal, at office, on this day, June 20, 2023.

Carter Moore

Notary Public

My Commission Expires: 11/18/26

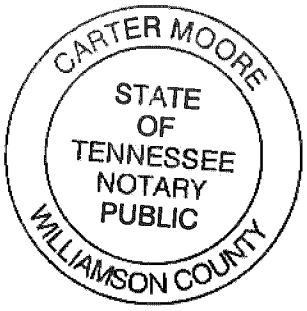


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section Two, Cedarwood Estates of record in Book 4860, Page 58, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James K. Buck and wife, Florence H. Buck, from Vanessa A. Rucker and Symona F. Frezzell, by deed of record in Book 7253, Page 742, Register's Office for Davidson County, Tennessee. Upon the death of James K. Buck on April 19, 2008, the property passed to Florence H. Buck by rights of survivorship.

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

This property is commonly known as 245 Cedarcreek Drive, 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 June 20, 2023.

Affiant Signature

6/20/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, June 20, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY