Karen Johnson Davidson County
Batch# 1033039 DEEDQC
08/01/2023 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230801-0059367

NEW OWNERS:

THE CHARLENE MARIE OGILBY DECLARATION OF TRUST DATED JANUARY 19, 2022
Attn: Charlene Marie Ogilby, Trustee
12225 Blythen Way
Oakland, CA 94619

Send Tax Notice to:
SAME

Map-Parcel Number
43-1-271.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00.

Everette Parrish
AFFIANT

KELLIE HIGHFILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

Sworn to and subscribed this 1st day of August, 2023.

Kellie Highfill
Notary Public

03/03/2025
My Commission Expires

This instrument was prepared by:
Everette Parrish TBPR# 026518, Franklin Law PLC, P.O. Box 682422, Franklin, TN 37068-2422
615-516-3030 cell/text, 615-844-3462 fax, eparrish@law4tn.com.

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quitclaim Deed to the Grantees herein, the property herein described, I, **CHARLENE MARIE OGILBY**, do hereby convey to **CHARLENE MARIE OGILBY, TRUSTEE OF THE CHARLENE MARIE OGILBY DECLARATION OF TRUST DATED JANUARY 19, 2022**, its heirs and assigns forever, all right, title, and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 39, Final Plat, Section 2, Shannon Place, according to survey and plat of same appearing of record in Instrument No. 200003090024171, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof. Together with Joint Driveway Easement of record in Instrument No. 20030311-0031876, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charlene M. Ogilby, unmarried woman, by Warranty Deed from Roger M. Searcy and Cynthia A. Nelson, husband and wife, dated April 26, 2022, of record in Instrument No. 20220503-0051231, in the Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

And now I, **CHARLENE MARIE OGILBY**, do hereby convey to **CHARLENE MARIE OGILBY, TRUSTEE OF THE CHARLENE MARIE OGILBY DECLARATION OF TRUST DATED JANUARY 19, 2022**, and its heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as set out above.

IN WITNESS WHEREOF, the said **CHARLENE MARIE OGILBY**, does hereby set her signature on the 31st day of July, 2023:

Charlene Marie Ogilby

CHARLENE MARIE OGILBY

STATE OF California

COUNTY OF Alameda

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **CHARLENE MARIE OGILBY**, the bargainer, with whom I am personally acquainted, or proved to me based on satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 31st day of July, 2023.

NOTARY PUBLIC

My Commission expires: July 24, 2025

EMMA D. WOIDTKE
COMM. #2367636
Notary Public - California
Alameda County
My Comm. Expires July 24, 2025

The street address of the herein described property is believed to be 1415 Pierce Road, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Tennessee Certification of Electronic Document

I, Everette Parrish, 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 08/01/2023 (date of document).

Everette Parrish

Affiant Signature

08/01/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2023.

Kellie Highfill

Notary's Signature

MY COMMISSION EXPIRES: 03/03/2025

NOTARY'S SEAL

