Karen Johnson Davidson County
Batch# 1033369 DEEDQC
08/02/2023 08 13 10 AM 2 pgs
Fees $12.00 Taxes $0.00
20230802-0059464

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 31th day of July, 2023* *Notary Public* *My commission expires: 6/9/24* BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 6-09-2024

QUITCLAIM DEED

Name and Address of New Owner:
The Banks Family Trust
John D. Banks Jr. and Carol L Danker Banks, Trustees
532 Ceret Alley
Nashville, TN 37211

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
532 Ceret Alley Nashville, TN 37211	172-10-0E-028.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN D. BANKS JR. AND CAROL BANKS, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE BANKS FAMILY TRUST, JOHN D. BANKS JR. AND CAROL L. DANKER BANKS, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called **"GRANTEES,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat of the Meadows at Christiansted Valley, Phase 1 of record in Plat at Instument No. 20190701-0063770, in the Register's office for Davidson

County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to John D. Banks Jr. and Carol Banks, husband and wife, from Regent Homes, LLC, a Tennessee Limited Liability Company, by Deed dated October 30, 2020, Instrument Number 20201110-0132338, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 31th day of July, 2023.

JOHN D. BANKS JR.

CAROL BANKS

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **JOHN D. BANKS JR. AND CAROL BANKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY R MULVANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-09-2024

NOTARY PUBLIC