Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1037183 DEEDWARR
08/11/2023 08 28 28 AM 3 pgs
Fees $17 00 Taxes $0 00
20230811-0062260

BRANDY S. GEORGE

TO: WARRANTY DEED

BRANDY STAR GEORGE, Trustee of the
BRANDY STAR GEORGE REVOCABLE TRUST, dated August 7, 2023

THIS DEED OF REALTY, executed as of the 7th day of August, 2023, by Grantor, BRANDY S. GEORGE, unmarried, to Grantee, BRANDY STAR GEORGE, Trustee of the BRANDY STAR GEORGE REVOCABLE TRUST, dated August 7, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lots 1 and 2, on the Plat of The Randall Subdivision, as shown by Plat of record in Instrument No. 20010525-0054806, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description of said lots.
>
> Being the same property conveyed to Brandy S. George, unmarried by Warranty Deed from Equity Mortgage, Inc., dated January 28, 2005, and recorded February 1, 2005, of record in Instrument No. 20050201-0011628, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

BRANDY S. GEORGE Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BRANDY S. GEORGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7 day of August, 2023.

My Commission Expires:

2/12/2024.

Brittney Stewart
Notary Public

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Brandy Star George, Trustee of the Brandy Star George Revocable Trust 3844 Old Clarksville Pike Joelton, TN 37080	SAME/OWNER

Property Addresses:	Map and Parcel Nos.:
3840 Old Clarksville Pike Joelton, TN 37080	021 00 0 400.00
3844 Old Clarksville Pike Joelton, TN 37080	021 00 0 007.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).