Karen Johnson Davidson County
Batch# 1038325 DEEDQC
08/15/2023 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230815-0063427

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Patsy R Castle Affiant Sworn to and subscribed before me this August 7, 2023. Notary Public Comm Exp:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 06-18-2025

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
PATSY R. CASTLE		
The CASTLE FAMILY TRUST dated August 7, 2023	SAME AS NEW OWNER	146 12 0 039.00
5029 Montclair Drive		
Nashville, Tennessee 37211		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, PATSY R. CASTLE, being the sole owner of the subject property (Grantor), as my husband, ALLAN W. CASTLE, having since died, do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to PATSY R. CASTLE, Trustee of the CASTLE FAMILY TRUST, dated August 7, 2023, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 458 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County. Said Lot No. 458 fronts 90 feet on the west side of Montclair Drive, and runs back between lines, 236.3 feet on the north line and 218.2 feet on the south line, to a dead line in the rear on which it measures 93 feet.

Being the same property conveyed to ALLAN W. CASTLE and wife PATSY R. CASTLE, said ALLAN W. CASTLE having since died, by M. NORRIS JENKINS, Trustee by Quitclaim Deed of record in Book 8426, page 20, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The improved property is known as 5029 Montclair Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on August 7, 2023.

Patsy R Castle
PATSY R. CASTLE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATSY R. CASTLE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 7, 2023.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 August 7, 2023.

8/7/23

PARKER T. BROWN Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 7th day of August, 2023.

Notary Public

My Commission Expires:

