Karen Johnson Davidson County
Batch# 1047391 DEEDQC
09/07/2023 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230907-0070230

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 7, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES

New Owner Address:
Larry J. Larkin, Trustee
53 Annandale Dr.
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
158-04-A-058

QUITCLAIM DEED

Larry J Larkin ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Larry J. Larkin, Trustee of the Larry J. Larkin Revocable Living Trust, dated September 7, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Martha Brown Larkin**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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, **September 7, 2023**.

Larry J Larkin

Martha Brown Larkin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal, at office, on this day, September 7, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/16/2027

EXHIBIT A

Land in Davidson County. Tennessee. being Lot No. 25 on the Plan of Otterwood, Section Two Revised of record in Book 6900, page 598-602, Register's Office for said County.

Said Lot No. 25 fronts 119.38 feet on the southwesterly margin of Annandale and extends back 416.90 feet on the northwesterly line and 375.53 feet on the southeasterly lien to a dead line in the rear, measuring 141.00 feet thereon.

Being the same property conveyed to Larry J Larkin, from Terry V MacDonald, by deed of record in Instrument No. 20030115-0006535, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 53 Annandale Dr., Nashville, TN 37215.

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 September 7, 2023.

Affiant Signature

9/7/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 7, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/10/2027