MAP - PARCEL NO: 098-01-0-009.00

This document was prepared by information provided by the parties and without the benefit of a title exam.

Recording Information	
Karen Johnson Davidson County Batch# 1054436 **DEEDQC** 09/27/2023 09:56 58 AM 3 pgs Fees $17 00 Taxes $0 00 20230927-0075715	**This Instrument Prepared by:** **Heritage Title & Escrow Co., Inc.** **123 Fifth Ave. North** **Franklin, TN 37064-0664**

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	
new owner	James Garrett III 4098 Port Cleburne Ln. Hermitage, TN 37076	

QUITCLAIM DEED

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by and between **JAMES WALTON GARRETT, III, unmarried,** hereinafter referred to as **"Grantor"**, and **JONATHAN CHADWELL GARRETT, JR. TRUSTEE of the THE GARRETT CHILDREN'S TRUST, DATED June 9th, 2023, "Grantee", as to a 50% undivided**

interest, it successors, and assigns, forever, 50% of Grantor's right, title, and interest in and to a certain tract of land situated in the Ninth Civil District of Williamson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 53 on the Plan of Section One, Lake Park of record in Plat Book 4175, page 134 and 135, 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 JAMES WALTON GARRETT, III, unmarried, by Warranty Deed from JACQUES SIMARD AND KRISTI SIMARD, husband and wife, dated July 3, 2023 and recorded in Instrument No. 20230703-0050881 on July 3, 2023, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4098 Port Cleburne Lane, Hermitage, Tennessee 37076.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 25th day of September, 2023.

JAMES WALTON GARRETT, III

STATE OF TENNESSEE
COUNTY OF Williamson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JAMES WALTON GARRETT, III,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained, as his free act and deed.

WITNESS my hand and official seal, this the 25th day of September 2023

My Commission Expires:
6/17/2026.

Notary Public

TAYLOR R. ZUK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $ 0.00.

Affiant

SWORN TO and subscribed before me on this the 25th day of September 2023.

My Commission Expires:
6/17/2026.

Notary Public

TAYLOR R. ZUK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY