Karen Johnson Davidson County
Batch# 1062507 DEEDQC
10/18/2023 01:32:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231018-0081766

QUITCLAIM DEED

This document is prepared by Katie L Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

Address of New Owner(s)	Send Tax Bill to	Group/Parcel Numbers
Patrick Buckley and Phronda Buckley, Trustee	Patrick Buckley and Phronda Buckley	Map 135 G-A
2153 Forge Ridge Circle	2153 Forge Ridge Circle	Parcel 14 CO
Nashville, TN 37217	Nashville, TN 37217	

GRANTOR: Patrick Buckley and Phronda Buckley , a married individual.

GRANTEE: Patrick Buckley and Phronda Buckley, Trustee of ArtEvan Living Trust dated February 2, 2022 and any amendments thereto.

STATE OF TENNESSEE

COUNTY OF Rutherford

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this date: Sept 14 2023

Notary Public

My Commission Expires: 04/19/2025

We hereby QUITCLAIM to Patrick Buckley and Phronda Buckley, Trustee, or their successors in interest, of the ArtEvan Living Trust dated February 2, 2022, and any amendments thereto, all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

BEING Lot No. 14, on the plan of Forge Ridge, of record in Plat Book 9700, Pages 295 and 296, as corrected in Book 10316, page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Frank Batson Homes, Inc. by deed from Gregory S. Perrone, Trustee, of record in Book 10869, Page 251, Register's Office for said County.

Current Source of Title: Book 11392 Page 554 RD

This conveyance is subject to Restrictive Covenants of record in Book 10284, Page 937, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 10284, Page 958, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 2153 FORGE RIDGE CIRCLE, NASHVILLE, TN 37217.

Note 1: The Grantors and the Grantees are the same person.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the Grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.
Note 3: This property description was obtained from public record and was not verified by survey or title search.

Witness my hand on the 14 day of September 2023.

Patrick Buckley

GRANTOR: Patrick Buckley

Phronda Buckley

GRANTOR: Phronda Buckley

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Katie L Clark, a Notary Public in and for said County and State, the within named Patrick Buckley and Phronda Buckley , the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Grantors executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LaVergne Tennessee on September 14 2023.

KATHRYN L. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: 04/19/2025