Karen Johnson Davidson County
Batch# 1063184 DEEDQC
10/20/2023 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231020-0082436

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Judith Howard Carroll
AFFIANT

Subscribed and sworn to before me on this day, October 20, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

New Owner Address:
Carroll Family Trust
944 Windrowe Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
115-6-12

QUITCLAIM DEED

Judith H. Carroll ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Judith Howard Carroll, Trustee of the Carroll Family Trust, dated October 20, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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, **October 20, 2023**.

Judith H. Carroll

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Judith H. Carroll** 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 person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 20, 2023.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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EXHIBIT A

Lot 140, Section Three, WEST MEADE ESTATES, as shown on plat of record in Plat Book 3106, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward J. Carroll and wife, Judith H. Carroll, from Stephanie G. Gladhart, an unmarried person, and Victor G. Careaga, an unmarried person, by deed of record in Instrument No. 20040601-0063627, Register's Office for Davidson County, Tennessee. Edward J. Carroll having subsequently died on January 7, 2017, and Judith H. Carroll having become the sole owner by rights of survivorship.

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

This property is commonly known as 944 Windrowe Drive, Nashville, TN 37205.

S. Elizabeth Greene **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 October 20, 2023.

Affiant Signature

10/20/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, October 20, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027