Karen Johnson Davidson County
Batch# 1071816 DEEDQC
11/14/2023 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231114-0088873

PREPARED BY:

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

Actual consideration for this transfer is -$0-.

Anne M. Ross
AFFIANT

Subscribed and sworn to before me on this day, November 14, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/16/2027

New Owner Address:
Ross Family Trust
18 Foxhall Close
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117-09-0A-018.000

QUITCLAIM DEED

Anne Ross, a married women (Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Anne McAdoo Ross, Trustee of the Ross Family Trust, dated November 14, 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, Jackson Lockwood Ross, Jr., as evidenced by his signature below, herby 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, **November 14, 2023**.

Anne Ross

Jackson Lockwood Ross, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jackson Lockwood Ross, Jr. and Anne Ross**, 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, November 14, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/10/2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Foxhall Close, as of record in Plat Book 4860, Page 46, as amended in Book 5005, Page 136 and Book 5807, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anne Ross, a married woman, from Emily J. Adkins, Executrix of The Estate of Pamela Irene Adkins, by deed of record in Instrument No. 20140522-0044332, 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 18 Foxhall Close, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, 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 November 14, 2023.

Affiant Signature

11-14-23
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 14, 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