Karen Johnson Davidson County
Batch# 1074993 DEEDQC
11/27/2023 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231127-0091237

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 25 day of October, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owners as:	Tax Bill To:	Map / Parcel
Peggy Williams & Randal Williams 619 Baxter Ln Nashville, TN 37220	**New Owner**	**171 03 A 213.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **P.S. Francis as Trustee of Trust #0926-110 dated September 26, 2019**, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Peggy J. Williams, Trustee of the Peggy J. Williams Revocable Trust dated October 4, 2023 and Randal E. Williams, Trustee of the Randal E. Williams Revocable Trust dated October 4, 2023** (hereinafter referred to as "Grantees"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plat of Carriage Homes of Fredericksburg, as shown on plat of record in Plat Book 9700, 578, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to P.S. Francis, Trustee of Trust #0926-110 dated September 26, 2019, by Warranty Deed to Trustee from Randal E. Williams and Peggy J. Williams JTWROS, of record in Instrument No. 20190930-0099302, Register's Office for Davidson County, Tennessee.

This is improved property known as 110 Carriage Ct, Brentwood, Tennessee 37207.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this ___ day of October 25 2023.

Grantor:

P.S. Francis

P.S. Francis, Trustee of Trust #0926-110 dated September 26, 2019

STATE OF _____}
COUNTY OF _____}

Please See Attached

Before me, the undersigned of the state and county mentioned, personally appeared, **P.S. Francis, Trustee of Trust #0926-110 dated September 26, 2019,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Trustee of Trust #0926-110 dated September 26, 2019**, and as such **Trustee** acknowledged the he/she is authorized to execute the foregoing instrument on behalf of **Trust #0926-110 dated September 26, 2019,** the within named bargainor, and that he/she as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **P.S. Francis, Trustee of Trust #0926-110 dated September 26, 2019.**

Witness my hand and official seal at _____, _____, this ___ **day of** _____ **2023.**

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On 10/25/23 (Date) before me, Yvonne R. Hurtado, Notary Public (Here Insert Name and Title of the Officer)

personally appeared P.S. Francis (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YVONNE R. HURTADO
Notary Public - California
Santa Clara County
Commission # 2321961
My Comm. Expires Mar 20, 2024

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Certificate of Authenticity

I, Robert J. Notestine, III, do herby make oath that I am a licensed attorney and/or 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 25, 2023.

Robert J. Notestine III
AFFIANT SIGNATURE

11/24/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 24th day of November, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026