AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 559439978-74493256

Karen Johnson Davidson County
Batch# 1080734 DEEDQC
12/12/2023 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231212-0095631

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 106-16-0-037

QUIT CLAIM DEED

THIS DEED made and entered into on this 30th day of July, 2023, by and between **Jeff L. Livingston a/k/a Jeffrey Lee Livingston and Jennifer Ann Livingston**, a mailing address of 408 Hollydale Drive, Nashville, FL 37217, hereinafter referred to as Grantor(s) and **Jeff L. Livingston and Jennifer Ann Livingston, as Trustees of The Twin Palms Trust, dated** 30th July 2023, **and any amendments thereto**, a mailing address of 408 Hollydale Drive, Nashville, FL 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 408 Hollydale Drive, Nashville, TN 37217

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20210507-0061919, recorded on 05/07/2021 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jeff L. Livingston a/k/a Jeffrey Lee Livingston

Jennifer Ann Livingston

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jeff L. Livingston a/k/a Jeffrey Lee Livingston and Jennifer Ann Livingston, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. ☒ physically present

Witness my hand, at offices, the 30 day of July, 2023.

Deividas Gizys

Notary Public
My Commission expires:

DEIVIDAS GIZYS
Notary Public - State of Florida
Commission # HH 72693
My Comm. Expires Dec 15, 2024
Bonded through National Notary Assn.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Florida
COUNTY OF Sarasota

Sworn to before me this 30 day of July, 2023.

Deividas Gizys
Notary Public
My Commission Expires:

DEIVIDAS GIZYS
Notary Public - State of Florida
Commission # HH 72693
My Comm. Expires Dec 15, 2024
Bonded through National Notary Assn.

Name and address for person(s) responsible for taxes:

Jeff L. Livingston and Jennifer Ann Livingston
408 Hollydale Drive
Nashville, FL 37217

Name and address of property owner:

Jeff L. Livingston and Jennifer Ann Livingston
408 Hollydale Drive
Nashville, FL 37217

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County. said Lot No. 12 fronts 145 feet on the Southeasterly side of Hollydale Drive and extends back 288.5 feet, more or less, on the Northeasterly line and 275.4 feet more or less, on the Southwesterly line to the center of Mill Creek, measuring 149 feet, more or less, thereon.

Being the same property conveyed to Baxter R. Chambers and wife, Peggy H. Chambers (Peggy H. Chambers having passed away on May 5th, 2016), by Warranty Deed from Houston T. Ezell and wife, Mabel W. Ezell, of record in Book 3281, Page 177, in the Register's Office of Davidson County, Tennessee, dated September 15, 1961 and recorded on September 18, 1961. The said Peggy H. Chambers having since died leaving Baxter R. Chambers as surviving tenant by the entirety.

This instrument is being executed on behalf of Baxter R. Chambers pursuant to a power of attorney executed by the same on 05/06/2021, and being filed for in Instrument #202105070061918, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hill-N-Dale Acres, as recorded in Plat Book 2900, Page(s) 33 & 34.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2959, Page 213.

5. Easement for Sanitary Sewers and/or Stolid Drainage, recorded in Book 5124, Page 922.

6. Title to that portion of the land lying below the ordinary low water mark of the Mill River.

7. Easement for the flow of the waters of the Mill river (or creek), and the rights of the public therein.

8. Rights of upper and lower riparian owners to the flow of the waters of the Mill river (or creek), free from diminution or pollution.

9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill river (or creek).

APN: 106-16-0-037

PROPERTY COMMONLY KNOWN AS: 408 Hollydale Drive, Nashville, TN 37217

Tennessee Certification of Electronic Document

I, Frank P. Dec do hereby 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 7/30/2023 . [date of document]

Affiant Signature

12/12/2023
Date

State of New York

County of Erie

Sworn to and subscribed before me this 12th day of DECENBER , 2 023

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025