Karen Johnson Davidson County
Batch# 1081489 DEEDQC
12/13/2023 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231213-0096075

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Christopher C. Whitson, Co-Trustee Julia H. Whitson, Co-Trustee Whitson TCP Trust 802 Westview Avenue Nashville, TN 37205	same	130 07 0 032.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Christopher C. Whitson and Julia H. Whitson (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Christopher C. Whitson and Julia H. Whitson, Co-Trustees, and their successors in trust, of the Whitson TCP Trust dated December 12, 2023, a Tennessee community property trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 57, 58, 60, 61, 63 and 65 in the New Golf Club Addition, a plan of which is of record in Book 421, page 149, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 9 and 10 front together 100 feet on the easterly side of Waterview, formerly Highland Avenue, and runs back 266.5 feet to the northerly line and 264 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Christopher C. Whitson and wife, Julia H. Whitson, by Warranty Deed dated October 26, 1999, from McDavis, LLC, a Tennessee limited liability company, of record in Book 11722, page 429, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 802 Westview Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Whitson TCP Trust dated December 12, 2023, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Christopher C. Whitson and wife, Julia H. Whitson, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 12th day of December, 2023.

Christopher C. Whitson, Grantor

Julia H. Whitson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Christopher C. Whitson, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of December, 2023.

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Julia H. Whitson, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of December, 2023.

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Christopher C. Whitson

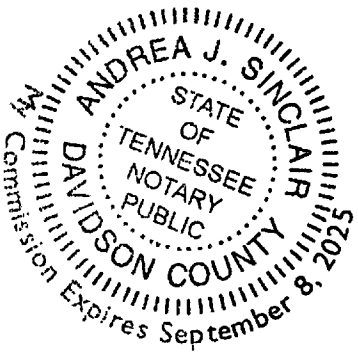
Christopher C. Whitson, Grantor, Affiant

Subscribed and sworn to before me this 12th day of December, 2023.

Andrea J. Sinclair

Notary Public

My Commission Expires: 9-8-2025



CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 December 12, 2023.

Andrea J Sinclair
Attorney name

Dec. 12, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of December, 2023.

Notary Public

My Commission Expires: 9/8/25

