Karen Johnson Davidson County
Batch# 1087592 DEEDQC
01/02/2024 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240102-0000193

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John S. Sergent and Carole M. Sergent, Co-Trustees of the Sergent Community Property Trust 3747 Whitland Avenue Nashville, Tennessee 37205	John S. Sergent and Carole M. Sergent, Co-Trustees of the Sergent Community Property Trust 3747 Whitland Avenue Nashville, Tennessee 37205	Parcel ID: 104 09 0 209.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CAROLE M. SERGENT, (the "Grantor"), hereby quitclaims and conveys to JOHN S. SERGENT AND CAROLE M. SERGENT, AS CO-TRUSTEES OF THE SERGENT COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of her interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 3747 Whitland Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of December, 2023.

CAROLE M. SERGENT

36839701.1

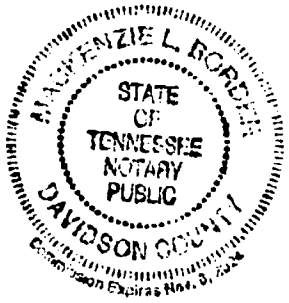
John S. Sergent, husband of Carole M. Sergent, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Carole M. Sergent's interest in the above-described real property solely by virtue of his marriage to Carole M. Sergent.

John S. Sergent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, John S. Sergent and Carole M. Sergent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 29TH day of DECEMBER, 2023.



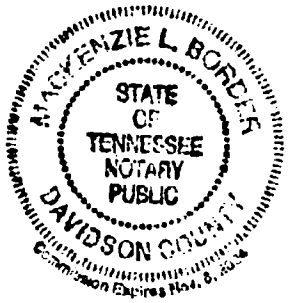
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

John S. Sergent, Co-Trustee

Subscribed and sworn to before me, this 29TH day of DECEMBER, 2023.



Notary Public

My Commission Expires: Nov. 6, 2024

36839701.1

EXHIBIT A

Being the westerly 50 feet of lot No. 4 and the easterly 35 feet of Lot No. 5, of Block "G" on the Map of Whitland Realty Company's Subdivision, of record in Book 332, page 141, said Register's Office.

Said parts of Lots Nos. 4 and 5 front together 85 feet on the southerly side of Whitland, formerly Bowling Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Carole M. Sergent by quitclaim deed of record at Instrument 00010186-0000913, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 29, 2023 (date of document).

Affiant Signature

01/02/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of January, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

