Karen Johnson Davidson County
Batch# 1087950 DEEDQC
01/03/2024 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000658

PREPARED BY:

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

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 3, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner Address:
Wash Family Trust
415 Lynn Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
132 16 0 044.00

QUITCLAIM DEED

Thomas C. Wash, Jr. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Wash Family Trust**, dated January 3, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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, **January 3, 2024.**

Thomas Camp Wash, Jr. by Joseph S. Wash as Durable Power of Attorney for Thomas Camp Wash, Jr., as recorded in Instrument No. 20240103-0000607 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Thomas Camp Wash, Jr. by Joseph S. Wash as Durable Power of Attorney For Thomas Camp Wash, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 3, 2024.

Notary Public

My Commission Expires:

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB 28, 2026

EXHIBIT A

Being Lot No. 821 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, Register's Office for said County.

Said Lot No. 821 fronts 80 feet on the southerly side of Lynn Drive, and extends back 199.1 feet on the westerly line and 229.76 feet on the easterly line, to a dead line in the rear which is a broken line on which it measures 97.47 feet.

Being the same property conveyed to Thomas C. Wash, Jr. and wife, Frances Hyden Wash, from Andrew Ewing, Trustee, by deed of record in Book 3535, Page 617, Register's Office for Davidson County, Tennessee. Frances Hyden Wash having subsequently died on May 26, 2014, and Thomas C. Wash, Jr. having become the sole owner through rights of survivorship.

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

This property is commonly known as 415 Lynn Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, 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 January 3, 2024.

Affiant Signature

1/3/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 3, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
EXPIRES