Prepared by:
Gordon Law Group, PLC
105 Westpark Drive, Ste. 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1.

Karen Johnson Davidson County
Batch# 1089331 DEEDQC
01/08/2024 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240108-0001511

Affiant

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

Notary Public

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustees of the WJS Family Trust, Dated January 3, 2024	Same	Map 117 07 2B 001.00

QUITCLAIM DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **Seth Seaton and Jaclyn Campbell Seaton** (each a "Grantor" and together the "Grantors"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim our 80% undivided interest in said property unto the said **Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustees of the WJS Family Trust, Dated January 3, 2024** ("Grantees"), right, title, and interest in and to the following real property, located in **Davidson,** State of Tennessee to-wit:

Land in Davidson County, Tennessee, being Unit No. A as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1917 Lombardy Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190321-0025840, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth Seaton and Jaclyn Campbell Seaton, a married couple, from NDO Development, LLC, a Tennessee Limited Liability Company, of record in Instrument number 20201229-0154079, Register's Office for Davidson County, Tennessee dated December 23, 2020 and recorded December 29, 2020.

This is improved property known as 1915 Lombardy Avenue, Nashville, Tennessee 37215.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of January, 2024.

Seth Seaton, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Seth Seaton, the within named individual, 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 official seal, this the 3rd day of January, 2024.

NOTARY PUBLIC
My Commission Expires _____

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-9-2025

Jaclyn Campbell Seaton, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jaclyn Campbell Seaton, the within named individual, 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 official seal, this the 3rd day of January, 2024.

NOTARY PUBLIC
My Commission Expires _____

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-9-2025

Certificate of Authenticity

I, Robin Gordon, 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 1/3/24.

Date

Affiant Signature

1/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of January, 2024.

Notary's Signature

My Commission Expires: 12-19-26

Date

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 12/19/2026

Notary's Seal (if on paper)