REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1089901 DEEDQC
01/09/2024 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240109-0001781

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 5th DAY OF January, 2023.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

RANDI MADISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-05-2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Keely McAdams Varner
3501 General Hood Trail
Nashville, TN 37204

NEW OWNER:
Keely McAdams Varner
3501 General Hood Trail
Nashville, TN 37204

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 5th day of January, 2024 between AMBER MCADAMS CROWE (hereinafter referred to as "GRANTOR") and KEELY MCADAMS VARNER (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

> Land in Davidson County, Tennessee and being Unit 1 as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for General Hood Manor, a Condominium ("Declaration"), of record in Instrument No. 20111007-0078299, in the Register's Office for Davidson County, Tennessee; said Lots being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Amber McAdams Crowe and Keely McAdams Shearer by Warranty Deed from Gary Streit and wife Marla Streit dated April 30, 2019 recorded May 1, 2019 of record in Instrument No. 20190501-0040351, in the Register's Office for Davidson County, Tennessee. Keely McAdams Shearer is now known at Keely McAdams Varner.

TAX PARCEL # 118-10-0C-004.00-CO

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3501 General Hood Trail, Nashville, TN 37204.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

AMBER MCADAMS CROWE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared AMBER MCADAMS CROWE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 3rd day of January, 2024

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES: _____

Certificate of Authenticity

I, Tonya Loftin, 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 1/5/2024.

Date

Tonya Loftin
Affiant Signature

January 9, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)