Karen Johnson Davidson County
Batch# 1094144 DEEDQC
01/25/2024 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0005211

PREPARED BY:

Robert J. Hazard, Esq.
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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 25, 2024.

Notary Public

My Commission Expires:

COURTNEY M. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/19/2027

New Owner Address:
Cassandra Darlene Lee Revocable Living Trust
3406 Pleasant Valley Road
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118-10-101-16DA-13980

QUITCLAIM DEED

Cassandra D. Lee, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Cassandra Darlene Lee Revocable Living Trust**, dated January 25, 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 25, 2024**.

Cassandra D. Lee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Cassandra D. Lee**, 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 25, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of part of the O. F. Noel Estate, Pleasant Valley, of record in Book 1424, Page 63, Register's Office for said County.

Said Lot No. 27, which is a corner lot, fronts 149.4 feet on the southerly margin of an unnamed right-of-way and fronts 62.52 feet on the easterly margin of Pleasant Valley Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 175 feet on the southerly line and 103.6 feet on the easterly line to a point of intersection.

Being the same property conveyed to Cassandra D. Lee from Gene R. Helton, unmarried, by deed of record in Book 7364, Page 26, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 3406 Pleasant Valley Road, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, 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 25, 2024.

Affiant Signature

1-25-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 25, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027