QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1094194 DEEDQC
01/25/2024 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0005279

File #23-TC-0533-TWG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diana J. Ames, Trustee of Ames Living Trust, dated January 25, 2000, Amended and Restated	**NEW OWNER**	
(NAME)	(NAME)	**160 11 0 061.00**
1657 Aspen Creek Road		
(ADDRESS)	(ADDRESS)	
Reno, NV 89519		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINCENT AMES, TRUSTEE OF THE VINCENT AMES FAMILY TRUST, DATED OCTOBER 03, 1997, AMENDED AND RESTATED, AS TO HIS 50% UNDIVIDED INTEREST AND ,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **DIANA J. AMES, TRUSTEE OF THE AMES LIVING TRUST, DATED JANUARY 25, 2000, AMENDED AND RESTATED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Revision Lots 84 & 121, Phase 8, Hearthstone, of record in Plat Book 6050, Page 309, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Vincent Ames, Trustee of the Vincent Ames Family Trust, dated October 03, 1997, Amended and Restated, as to a 50% undivided interest and Diana J. Ames, Trustee of the Ames Living Trust, dated January 25, 2000, Amended and Restated, as to a 50% undivided interest by Warranty Deed from Sharon Burke Snapp, fka Sharon A. Burke, an unmarried woman of record in Instrument No. 20231019-0081918, dated October 17, 2023 and recorded on October 19, 2023, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 533 Hearthstone Circle, Brentwood, TN 37027.

Witness my/our hand(s) this the 25 day of January, 2024.

Vincent Ames Family Trust, dated October 03, 1997 Anded and Restated

By: Vincent Ames
Vincent Ames, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Vincent Ames with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the Vincent Ames Family Trust, dated October 03, 1997, Amended and Restated, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this ~~17th~~ 25 day of ~~October, 2023.~~ January, 2024

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

RETURN TO:
Diana J. Ames, Trustee of Ames Living Trust, dated January 25, 2000, Amended and Restated
533 Hearthstone Circle
Brentwood, TN 37027

True Copy Certification

I, **Tonya Cherry,** 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 this the 25 day of January, 2024.

Affiant Signature

Date 1/25/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: _____

