Karen Johnson Davidson County
Batch# 1097299 DEEDQC
02/02/2024 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007516

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 2, 2024.

Notary Public

My Commission Expires: _____

SOPHIE PRICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES

New Owner Address:
Shirley Jean Singleton Revocable Living Trust
1313 Hale Place
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel Number:
Map 52 Parcel 7

QUITCLAIM DEED

Albert Singleton and wife, Shirley Jean Singleton (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Shirley Jean Singleton Revocable Living Trust**, dated February 2, 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, **February 2, 2024**.

Albert Singleton

Shirley Jean Singleton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Albert Singleton and Shirley Jean Singleton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 2, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES

EXHIBIT A

Land in the 3rd Civil District of Davidson County, Tennessee, being parts of Lots Nos 3, 4 and 5 on the plan of Robert Young's Subdivision of Large Lots, as of record in Book 421, page 140, Register's Office for said County, described according to a survey made by Ralph W. Lambert, Surveyor, November 10, 1947, as follows:

Beginning at a point in the center of Wooddale Beach Drive at the southwest corner of property conveyed to William R. Holman and wife, by deed from R.L. Peacher, of record in Book 1495, page 609, said Register's Office; thence with Holman's west line, northwardley 1130.2 feet; thence southwestwardly 219 feet, more or less; thence southerly 950.5 feet to the center of Wooddale Beach Drive; thence with the center of said Drive, eastwardly 100 feet to the beginning, containing 2.32 acres, more or less.

Being the same property conveyed to Albert Singleton and wife, Shirley Jean Singleton, from Dorothy R. Agee, Sarah E. Foster and Roy Allen Singleton and James Lipscomb Singleton and Albert Donald Singleton, the only heirs-at-law of Sally W. Singleton, deceased, by deed of record in Instrument No. 20010515-0050382, 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 2515 Pennington Bend Road Nashville, Tennessee, 37214.

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 February 2, 2024.

Affiant Signature

2/2/2024

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
February 2, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/10/2027