Karen Johnson Davidson County
Batch# 1097299 DEEDQC
02/02/2024 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007517

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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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, February 2, 2024.

Notary Public

My Commission 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:
064030A08000CO

QUITCLAIM DEED

Albert Donald 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 Donald 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 Donald 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:

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 45, on the Final Plat of Brandywine Pointe, Phase Seven, Section Two, a planned unit development, of record in Plat Book 7900 page 948, said Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete description.

Being the same property conveyed to Albert Donald Singleton and wife, Shirley Jean Singleton, from Bart L. Scruggs and wife, Amy E. Scruggs, by deed of record in Instrument No. 20131202-0122326, 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 1313 Hale Place, Old Hickory, TN 37138.

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 05.16.2027