Karen Johnson Davidson County
Batch# 1098351 DEEDQC
02/06/2024 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240206-0008361

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, February 6, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES

New Owner Address:
GJR Family Trust
1095 Lynnwood Blvd
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
144-03-0-035.00

QUITCLAIM DEED

William C. Corn and Ramsey W. Corn, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **GJR Family Trust**, dated February 6, 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 6, 2024**.

William C. Corn

Ramsey W. Corn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William C. Corn and Ramsey W. Corn**, 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 6, 2024.

Notary Public

My Commission Expires: _____

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Chickering Hills Section Two of record in Plat Book 2331, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William C. Corn and Ramsey W. Corn, husband and wife, from Christine Leverone Orrall, married, by deed of record in Instrument No. 20140604-0048481, 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 1095 Lynnwood Blvd, Nashville, TN 37215.

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 February 6, 2024.

Affiant Signature

2-6-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 6, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES