THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch # 1100015 DEEDQC
02/12/2024 09:06:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240212-0009485

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents that **Mary Faith Welch, an unmarried person,** (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Mary F. Welch, Trustee of the Mary Welch Living Trust dated January 31, 2024, and any amendments thereto,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of First Revision Lot 164-Phase 6, Lot 237 – Phase 7, Section 1, Lots 234, 235 & 236 - Phase 7, Section 2, "Jordan Ridge at Eatons Creek," a Cluster Lot Planning Unit Development, of record in Instrument No. 20080326-0030483, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This real property being all of the property conveyed to the Grantor from David Wayne Wyatt and wife, Kathryn Gragg Wyatt, by warranty deed dated August 7, 2014, and recorded on August 14, 2014, at **Instrument No. 20140814-0073331,** in the Register's Office for Davidson County, Tennessee.

Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular.

WITNESS the Grantor's hand in Franklin, Williamson County, Tennessee, on this 31st day of January, 2024.

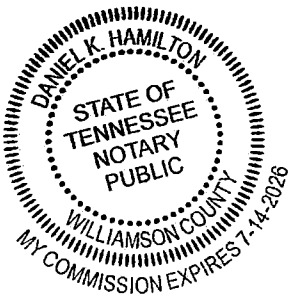
GRANTOR:

Mary F. Welch

Mary Faith Welch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of January, 2024, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Mary Faith Welch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: _____

New Owner Name and Address: Mary F. Welch, Trustee Mary Welch Living Trust 2732 Cato Ridge Dr. Nashville, TN 37218	Mail Tax Notice to: Mary F. Welch, Trustee Mary Welch Living Trust 2732 Cato Ridge Dr. Nashville, TN 37218
Property Address: 2732 Cato Ridge Dr. Nashville, Tennessee 37218	Parcel ID Number: 058 09 0A 248.00
This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).	