This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1101764 DEEDQC
02/16/2024 09:26:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240216-0010772

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

DENISE L. COX NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn before me on this 17th day of February, 2024.

Notary Public
My Commission expires: 2/7/2024

Address of New Owner:
Curtis Vaden and Angela Vaden
2107 Hartland Rd.
Franklin, TN 37064

Send Tax Bills To:
Same as New Owner

Map-Parcel:
061-16-0-161.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the express written purpose of making a re-conveyance to establish ownership of the real property herein conveyed and re-conveyed as tenants in common, **Curtis W. Vaden and wife, Angela Vaden** ("Grantor") do hereby grant, transfer, release, remise and forever quitclaim unto **Jackson M. Welch, Jr., Trustee**, his successors and assigns, their entire right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

TRACT I:

A certain tract of land being Tract 12, Block "C" of Greenland Estates, as of record in Book 974, page 113, Register's Office for Davidson County, Tennessee.

Said tract fronts 50 feet on the southwesterly side of Martha Avenue, now Cardinal Avenue, and runs back between parallel lines 175 feet to a dead line.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Donelson Hills, of record in Book 2330, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 259.9 feet on the northerly side of Guaranty Drive and runs back 202 feet on the westerly line and 110 feet on the easterly line, to a dead line, measuring 232 feet thereon.

Being the same property conveyed to Curtis Vaden and wife, Angela Vaden, by Warranty Deed, dated August 3, 2001, from Edwina F. Phelps, Trustee with Fully Power of the Phelps Marital Trust and Edwina F. Phelps, Individually, which is of record in Instrument No. 20010807-0084698, Register's Office for Davidson County, Tennessee.

This is improved property known as 1350 Cardinal Avenue, Nashville, TN 37215.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

And now I, **Jackson M. Welch, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out herein, do hereby convey, and forever quitclaim unto **Curtis W. Vaden and Angela Vaden**, as tenants in common, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, this instrument is hereby executed this 12 day of February, 2024.

GRANTOR:

Curtis Vaden

Angela Vaden

TRUSTEE:

Jackson M. Welch, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Curtis Vaden and Angela Vaden**, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 12th day of Feb, 2024.

DENISE L. COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/7/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jackson M. Welch, Jr., Trustee**, the within named Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 12th day of Feb., 2024.

DENISE L. COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/7/2026