Karen Johnson Davidson County
Batch # 1103235 DEEDQC
02/21/2024 10:48:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240221-0011846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **The Quarles Family Revocable Living Trust** | **SAME** | **MAP 6F**<br>**GROUP B; PARCEL 8.0** |
| (NAME)<br>**2742 Rock Wall Road** | (NAME) | |
| (ADDRESS)<br>**Nashville, TN 37221** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

For and in consideration of the sum of ten dollars, we, **JAMES R. QUARLES and wife, CAROL F. QUARLES,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **JAMES R. QUARLES, JR. and CAROL F. QUARLES, TRUSTEES OF THE QUARLES FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF JAMES R. QUARLES, JR. and CAROL F. QUARLES, Dated February 14, 2024,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Williamson and Davidson Counties, State of Tennessee, to wit:

*Land in Davidson and Williamson County, Tennessee, being Lot No. 210 on the Plan of Horseshoe Bend Phase II B, as of record in Plat Book 6200, page 918, Register's Office for Davidson County, Tennessee and in Plat Book 13, page 90, Register's Office for Williamson County, Tennessee, to which plan reference is made for a more complete description.*

*Being the same property conveyed to Kristy N. Frazier, married by deed from Michael J. Pagnani and wife, Kelly J. Pagnani of record in Book 11368, page 133, Register's Office for Davidson County, Tennessee and in Book 1808, page 301, Register's Office for Williamson County, Tennessee.*

*Being the same property conveyed to James R. Quarles and wife, Carol F. Quarles, by Warranty Deed dated March 14, 2003, from Kristy N. Frazier, Married, of record in Book 2758, Pages 692-694, Register's Office for Williamson County, Tennessee, and further of record in* 20240221-0011845 *, Register's Office for Davidson County, Tennessee.*

*This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 583, page 415, amended in Book 625, page 963, Book 583, page 894, re-recorded in Book 584, page 891, amended and restated in Book 697, page 256, amended in Book 825, page 4, (WMS), Book 900, page 815, Book 1275, page 68, Book 1729, page 513, corrected in*

*Book 1893, page 247, amended in Book 2044, page 997 (WMS); and Book 7374, page 956, Book 8003, page 507, Book 8345, page 910, Book 9618, page 414. Book 11131, page 676, Book 11621, page 988, and Instrument No. 200008220082707 (D); (3) Easements of record in Deed Book 99, pages 421 and 572, Deed Book 111, page 535, Deed Book 158, page 270, Book 786, pages 79 and 83, Book 827, page 893, (WMS); and Book 9216, page 452, (D); and (4) All matters appearing on the Plan of record in Plat Book 6200, page 918, (D); and Plat Book 13, page 90, (WMS), said Register's Office.*

*The said James R. Quarles, Jr. is one in the same as James R. Quarles, for purposes of this transaction.*

*The previous conveyance of record has been included in legal description for reference.*

Unimproved ( )
This is improved ( X ) property, known as: **2742 Rock Wall Road, Nashville, TN 37221**

Witness our hands, this the 14th day of February, 2024.

**JAMES R. QUARLES, JR.**

**CAROL F. QUARLES**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES R. QUARLES, JR.** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 14th day of February, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CAROL F. QUARLES** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 14th day of February, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026