Karen Johnson Davidson County
Batch# 1107259 DEEDQC
03/04/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014872

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, March 1, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANGE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES

New Owner Address:
Scott Family Trust
10288 Patterson Rd
Rockvale, TN 37153

Send Tax Bills To:
Same

Map-Parcel Number:
084-11-0-194.00

QUITCLAIM DEED

April N. Scott and Thomas E. Scott, wife and husband (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Scott Family Trust**, dated November 17, 2023 ("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, **March 1, 2024**.

Thomas E. Scott

April N. Scott

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Thomas E. Scott and April N. Scott**, 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, March 1, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of a Subdivision of Maplecrest, as of record in Plat Book 1835, Pages 27 and 28, 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 April N. Scott and Thomas E. Scott, wife and husband, from Laurie L. Smith, unmarried, by deed of record in Instrument No. 20190725-0073326, 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 2320 Maplecrest Drive Nashville, TN 37214.

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 March 1, 2024.

Affiant Signature

3-1-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 1, 2024.

Notary Public

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026