Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1108439 DEEDQC
03/07/2024 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240307-0015824

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Michael R. Severson and Amy M. Severson Co-Trustees, Severson Family Revocable Living Trust 7312 Cavalier Road Nashville, TN 37221	New Owner	14203005100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Michael R. Severson and wife, Amy Severson**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Michael R. Severson and Amy M. Severson, Co-Trustees, Severson Family Revocable Living Trust Agreement dated March 5, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 321 of the Walnut Hill Manor, Section 1, of record in Plat Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to **Michael R. Severson and wife, Amy Severson**, by Warranty Deed dated February 20, 2007, from **Jefferson G. Orten and wife, Patricia K. Orten**, recorded in Instrument No. 20070221-0021589, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **7312 Cavalier Road, Nashville, TN 37221.**

Amy Severson and **Amy M. Severson** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 5th day of March 2024.

Michael R. Severson

Amy Severson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Michael R. Severson**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Amy Severson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of March 2024.

Notary Public

My Commission Expires:
1/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 5, 2024.

Affiant Signature

March 5, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of March 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

