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# 1115079 DEEDQC
03/26/2024 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240326-0020795

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Lucky Numbers Trust
2806 Azalea Place
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map and Parcel No.
13210003900

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, **Lou Taylor, Trustee, 4409 Franklin Road Trust dated December 7, 1999**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Lucky Numbers Trust dated September 24, 2020** ("Grantee"), all of her 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. 1, on the Plat of Resubdivision of Lot 3 of A. P. Rose Subdivision and Lot 1 of the Resubdivision of Lots 1 and 2 of the A. P. Rose Subdivision, as shown on plat of record in Plat Book 11190, Page 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to **Cheryl Harris, Trustee**, by Special Warranty Deed dated December 6, 1999, from **First Union National Bank**, recorded in Instrument No. 199912080301132, Register's Office of Davidson County, Tennessee. **Cheryl Harris** resigned as Trustee of the 4409 Franklin Road Trust by Notice of Resignation and Replacement of Trustee dated May 22, 2017, recorded in Instrument No. 20170530-0053372, Register's Office of Davidson County, Tennessee. Pursuant to the terms of the First Amendment to Trust Agreement effective as of February 29, 2016, **Lou Taylor** was appointed as Successor Trustee.

This conveyance is subject to all matters of record.

This is improved property known as: **4409 Franklin Pike, Nashville, TN 37204**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 15th day of March 2024.

Lou Taylor, Trustee,
4409 Franklin Road Trust
dated December 7, 1999

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 **Lou Taylor, Trustee, 4409 Franklin Road Trust dated December 7, 1999**, 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 15 day of March 2024.

Sonia M. Baiza
Notary Public

My Commission Expires:
10-27-2027

SONIA M. BAIZA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Sworn to and subscribed to before me, this the 15th day of March 2024.

Sonia M. Baiza
Notary Public

My Commission Expires:
10-27-2027

SONIA M. BAIZA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 25, 2024.

Affiant Signature

March 25, 2024

STATE OF TENNESSEE

COUNTY OF Williamson

Sworn to and subscribed before me this 25th day of March, 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

