Karen Johnson Davidson County
Batch# 1118095 DEEDQC
04/02/2024 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240402-0023201

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2024.

RUSSELL L. McCANN NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. 09-14-25 COUNTY OF WILLIAMSON

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Sherie M. Poteete	NEW OWNER	136-07-0-037.00
145 Timber Ridge Drive		
Nashville, TN 37217		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the **Garriott Revocable Living Trust, dated May 17, 2011**, by and through its authorized Trustee, Gregory S. Garriott, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto **Sherie M. Poteete**, her heirs, successors, and assigns, the Grantor's entire interest in and to that real property and improvements described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, Page 56, 57, and 58, Register's Office for said County to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Glenda F. Garriott, Trustee of the Garriott Revocable Trust dated May 17, 2011, by Quitclaim Deed from Glenda Garriott, P.C., of record as Instrument # 20210927-0128977, Register's Office for Davidson County, Tennessee.

This is improved property known as 145 Timber Ridge Drive, Nashville, TN 37217

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

Witness my hand this 29th day of March, 2024.

The Garriott Revocable Living Trust, dated May 17, 2011

Gregory S Garriott, Trustee
By: Gregory S. Garriott, Trustee

STATE OF Florida
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gregory S. Garriott**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the current Trustee of the **Garriott Revocable Living Trust, dated May 17, 2011,** that he is authorized by the Trust Agreement to convey the property described in this instrument, and that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of March, 2024.

My Commission Expires: 12/15/24

Susan Waterman
Notary Public

Susan M. Waterman
Notary Public
State of Florida
Comm# HH072472
Expires 12/15/2024

Certificate of Authenticity

I, Russell T. McCann, do hereby make oath that I am a licensed attorney and/or 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 29, 2024.

Date

Affiant Signature

4-2-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of April, 2024.

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03-22-25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)