Karen Johnson Davidson County
Batch# 1122570 DEEDQC
04/12/2024 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240412-0026307

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 12, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

New Owner Address:
Gabimichigami Trust
4400 Harding Pike, Suite 310
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
143 06 0A 030.00

QUITCLAIM DEED

Equitable Trust Company, Trustee of the Throckmorton Manor Trust u/a/d January 10, 2018 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Equitable Trust Company, Trustee of the Gabmimichigami Trust, dated April 4, 2024** ("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, **April 10, 2024.**

Equitable Trust Company, Trustee of the Throckmorton Manor Trust u/a/d January 10, 2018

By: Equitable Trust Company

By: Dana Cunningham
Name: Dana Cunningham
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Dana Cunningham, in such person's capacity as Vice President of Equitable Trust Company, Trustee of the Throckmorton Manor Trust u/a/d January 10, 2018**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 10, 2024.

SARAH ZUMBRUM MULLINAX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/03/2025

EXHIBIT A

Being all of Lot No. 30, Phase One, Harpeth Trace Estates, according to Plat and survey of same appearing of record in Book 5200, Page 125, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Equitable Trust Company, Trustee of the Throckmorton Manor Trust u/a/d January 10, 2018, from Charles J. Tallent and Sherilyn H. Tallent, husband and wife, by deed of record in Instrument No. 20221229-0133427, 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 109 Harpeth Trace Court, Nashville, TN 37221

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, 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 April 10, 2024.

Affiant Signature

4/12/2024

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 12, 2024

Notary Public

My Commission Expires: _____

