Karen Johnson Davidson County
Batch# 1130706 DEEDQC
05/03/2024 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240503-0032681

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Lee A. Pettit
AFFIANT

Subscribed and sworn to before me on this day, May 3, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/19/2027

New Owner Address:
Pettit Family Trust
6532 Buttercup Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
155-16-0-A-374.00

QUITCLAIM DEED

Lee A. Pettit and Kelly Marie Pettit, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Pettit Family Trust**, dated May 3, 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, **May 3, 2024**.

Lee A. Pettit

Kelly Marie Pettit

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lee A. Pettit and Kelly Marie Pettit**, 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, May 3, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

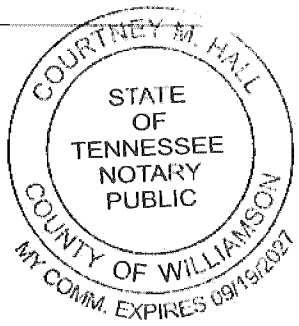


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 374, on the Plan of Traceside, Section 11, of record in Book 11700, Pages 59 through 61 and Instrument No. 200009220034253, Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lee A. Pettit and Kelly Marie Pettit, husband and wife, from Centex Homes, a Nevada General Partnership, by deed of record in Instrument No. 20020722-0087766, 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 6532 Buttercup Drive, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, 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 May 3, 2024.

Affiant Signature

5/3/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 3, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

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