Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER: J & S Property Trust
114 Connor Drive
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1134871 DEEDQC
05/15/2024 12:07:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240515-0035954

SEND TAX BILLS TO: SAME
MAP-PARCEL NOS. 25-12 78

Prepared by: Douglas L. Waterman, Attorney at Law, PLLC
Dba Waterman Law Firm
4701 Trousdale Drive, Suite 211
Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 13 th day of March 2024 by and between Jacob Husari, Grantor/Trustor, conveys his entire interest of the real property to the J & S PROPERTY TRUST, dated March 13, 2024, u/a dated March 13, 2024, Samia H. Zumot, Trustee, "Grantee" including all his rights, title and interest in said property and the following described real estate, to-wit:

Such land described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee, and of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 80 feet on the northerly side of Connor Drive and runs back between lines 424.8 feet on the easterly line and 384.8 feet on the westerly line to a dead line in the rear upon which it measures 132.7 feet thereon.

Being the same property conveyed to Charles L. Liggett and wife, Nelle Fryer Liggett by deed recorded 12/21/54 from Hardcastle Developers, Inc. of record in Book 3844, page 62, Register's Office for Davidson County, TN. The said Charles L. Liggett having since died and the property vested in Nelle Fryer Liggett by estate by the entireties.

Land in Davidson County, Tennessee, being the westerly of Lot No. 21 on the Plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee, and of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee.

Said westerly of Lot No. 21 fronts 40 feet on the northerly side of Connor Drive and runs back between limes 424.8 feet on the westerly line and 453 feet more or less on the easterly line to a dead line in the rear upon which it measures 70.085 feet thereon.

Being the same property conveyed to Charles L. Liggett and wife, Nelle Fryer Liggett by deed recorded 11/7/67 from Walter E. Lowe and wife, Lillian McKee Lowe of record in Book 4187, page 510, Register's Office for Davidson County, TN. The said Charles L. Liggett having since died and the property vested in Nelle Fryer Liggett by estate by the entireties.

Being the same property to Jacob S. Husari by Warranty Deed recorded November 15, 2002 from Nelle Fryer Liggett, of record in Instrument # 20021115-0141793, Register's Office for Davidson County, TN. Charles L. Liggett having since deceased and the said property vested in Nelle Fryer Liggett by estate by the entireties.

Being the same property conveyed to Jacob S. Husari by Final Divorce Decree Order, of the Fourth Circuit Court for Davidson County, from Tammy Renae Husari, of record in Instrument # 20060216-0019012, Register's Office for Davidson County, TN

Subject to restrictions of record in Book 3797, page 290, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3600, page 67, said Register's Office.

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

IN WITNESS WHEREOF my/our hand(s) and seal on this 13th day of March 2024

JACOB HUSARI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jacob Husari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 13th day of March 2024.

Notary Public Diane T. Waterman

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 13 th day of March 2024.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025