THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN to before me, this the 16th day of May, 2024.

Notary Public
My Commission Expires: 1/28/25

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Carmelita Living Trust & Lyla Living Trust 3117 Ivey Point Road Goodlettsville, TN 37072	**Carmelita Living Trust & Lyla Living Trust 3117 Ivey Point Road Goodlettsville, TN 37072**	**010-00-0-068.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Analee M. Canto and James C. Craik, joint tenants with rights of survivorship** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto the **Carmelita Living Trust dated May 16, 2024** and the **Lyla Living Trust dated May 16, 2024, as joint tenants with rights of survivorship** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

See attached Exhibit "A."

Being the same property conveyed to Analee M. Canto and James C. Craik, joint tenants with rights of survivorship, by Warranty Deed from Ronnie M. Savage and wife, Deborah J. Savage, of record at Instrument number 20021118-0142729, in the Register's Office for Davidson County, Tennessee, dated November 15, 2002.

Karen Johnson Davidson County
Batch# 1136718 DEEDQC
05/20/2024 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240520-0037343

202405200037343

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **3117 Ivey Point Road, Goodlettsville, Tennessee 37072.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 16th day of May, 2024.

GRANTORS:

Analee M. Canto

Analee M. Canto

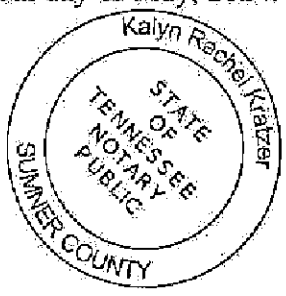
James C. Craik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of May, 2024, before me personally appeared Analee M. Canto and James C. Craik, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 16th day of May, 2024.

Notary Public
My commission expires: 1/28/25
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Exhibit "A"

LAND in Davidson County, Tennessee, further described as follows, to-wit:

BEGINNING at a spike in the center of Ivy Point Road, said spike being the southeast corner of the property conveyed to Samuel Leon Spencer and wife, Sophia Knight Spencer, by deed from Wilson Gregory and wife, Eddean Gregory, of record in Book 4308, page 761, of the Register's Office for Davidson County, Tennessee, more particularly described as follows, to-wit:

THENCE with Spencer's easterly line, North 12 deg. 25' East 650 feet to an iron pin, North 43 deg. 25' East 200 feet to an iron pin, North 0 deg. 58' West 500 feet to an iron pin, thence, South 52 deg. 30' East 418 feet to an iron pin, South 18 deg. 50' West 362 feet to an iron pin, South 41 deg. 20' West 71 feet to an iron pin, South 41 deg. 40' West 200 feet to an iron pin, South 23 deg. 20' West 78 feet to an iron pin, South 5 deg. 50' West 45 feet to an iron pin, South 45 deg. 50' East 100 feet to an iron pin, South 27 deg. 30' West 414 feet to a spike in the center of Ivy Point Road; thence with the center of Ivy Point Road, North 63 deg. 45' West 100 feet to a spike, North 61 deg. 35' West 70.55 feet to the point of beginning, containing 7.1 acres, more or less.

Certificate of Authenticity

I, Ryan Pollock, 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 May 16, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 16th day of May, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of May, 2024.

Notary Public
My commission expires: 7/28/25

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(SEAL)