This Instrument prepared by:
Neal & Harwell, PLC
1201 Demonbreun St., Ste. 1000
Nashville, TN 37203
(615) 244-1713 – Telephone

Karen Johnson Davidson County
Batch # 1137322 DEEDQC
05/20/2024 02:12:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240520-0037434

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Michael Graham

Subscribed and sworn before me this the 14th day of May, 2024.

Notary Public
My Commission Expires: 03/09/2027

ELIZABETH SARA TIPPING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To	Map & Parcel
The Graham Family Trust 4905 John Hager Road Hermitage, TN 37076	The Graham Family Trust 4905 John Hager Road Hermitage, TN 37076	097-16-0A-018.00 (CO)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Michael Graham and wife, Catherine J. Graham, on this the 14th day of May, 2024, for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto The Graham Family Trust all our right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of First Revision, The Peninsula, Phase One of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Graham and wife, Catherine J. Graham, by Warranty Deed dated February 20, 2017 from Adam P. Scott and wife, Katie E. Scott, of record in Instrument No. 20170223-0018279, in the Register's Office for Davidson County, Tennessee.

This being improved real property commonly known as **4905 John Hager Road, Hermitage, TN 37076**.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title of the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN TESTIMONY WHEREOF we have hereunto set our hands this 14th day of May, 2024.

Michael Graham

Catherine J. Graham

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of May, 2024, before me, a notary public in and for the State and County aforesaid, personally appeared Michael Graham and Catherine J. Graham, personally known to me (or proven to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

ELIZABETH SARA TIPPING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary Public

03/09/2027
Commission Expiration Date

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.