PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Sandra Kim Thomas Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2024.

Notary Public
My Commission Expires 2/7/27

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1143820 DEEDQC
06/05/2024 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240605-0042245

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Sandra Carney Revocable Trust 717 Goodpasture Terrace Nashville, TN 37215	Same	156-2-72.00

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Sandra Kim Thomas Carney has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Sandra Thomas Carney Trustee of Sandra Carney Revocable Trust established June 5, 2024, her successors and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 353 Harpeth Valley Park, Section II as of record in Book 41756 Page 15 Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 353 fronts 83.2 feet on the easterly side of Goodpasture Terrce and extends back 208.70 feet on the northerly line and 207.3 feet on the southerly line to a dead line measuring 60.80 fee thereon.

Being the same property conveyed to George McCormac Carney and wife Sandra Kim Thomas Carney by deed from Judy E. Bloeser and Kenneth Bloeser of record in Book 7657 Page 272 Register's Office for Davidson County, Tennessee. George McCormac Carney died on December 6, 2022, leaving Sandra Kim Thomas Carney as the surviving tenant by the entirety.

This is improved property known as 717 Goodpasture Terrace, Nashville, Tennessee 37215

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

WITNESS my hand this 5th day of June, 2024.

Sandra Kim Thomas Carney

Sandra Kim Thomas Carney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Kim Thomas Carney the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of June, 2024.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Hobby, 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 this 5th day of June 2024

Emily Hobby

Dated June 5, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobby who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 5th day of June, 2024

My commission expires: 4/1/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY