Karen Johnson Davidson County
Batch# 1151620 DEEDQC
06/27/2024 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240627-0048222

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELIZABETH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 26, 2024.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 09/16/2027

New Owner Address:
Reynolds Family Trust
1505 Sweetbriar Avenue
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
Map 117-4, Parcel 116

QUITCLAIM DEED

Christopher J. Reynolds and Gwendolyn J. Reynolds, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Reynolds Family Trust,** dated June 26, 2024 ("Grantee"), a joint revocable trust established by the Grantor, 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, **June 26, 2024**.

Christopher J. Reynolds

Gwendolyn J. Reynolds

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher J. Reynolds and Gwendolyn J. Reynolds**, 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, June 26, 2024.

Notary Public

My Commission Expires: _____

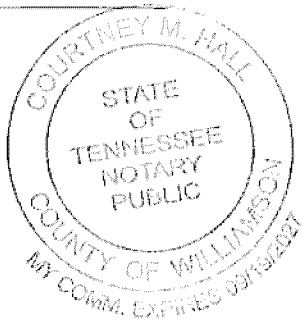


EXHIBIT A

Land in Davidson County, Tennessee, being 55 feet of Lot number 12 on the Plan of the Subdivision of Malcolm Clark Property, being a subdivision of Lots number 8 and 9 of the W.L.B. Lawrence property, as of record in Chancery Plat number 2, page 124, Register's Office for Davidson County, Tennessee.

Said part of Lot number 12 fronts 55 feet on the southerly side of Sweetbriar Avenue, and begins at a point 15 feet west of the northeast corner of Lot number 12 and runs along the southerly margin of Sweetbriar Avenue westerly 55 feet to a point; thence in a southerly direction 313 1/2 feet, more or less, to the south line of said Lot number 12 at a point 64 feet west of the southeast corner of Lot number 12; thence easterly along the southerly line of Lot 12, 51 feet to a point, which is 13 feet west of the southeast corner of said Lot number 12; thence in a northerly direction 312 feet, more or less, to the beginning.

Being the same property conveyed to Christopher J. Reynolds and Gwendolyn J. Reynolds, husband and wife, from Marc G. Cribbs and wife, Sarah P. Cribbs, by deed of record in Instrument No. 20110526 - 0040251, 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 1505 Sweetbriar Avenue, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 June 26, 2024.

Affiant Signature

6/26/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 26, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/14/2027