Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1152499 DEEDWARR
06/28/2024 01:42:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048888

CURTIS J. MAJORS

TO: WARRANTY DEED

CURTIS MAJORS, II, Trustee of the
CURTIS MAJORS, II REVOCABLE TRUST dated June 7, 2024

THIS DEED OF REALTY, executed as of the 7 day of June, 2024, by and between, CURTIS J. MAJORS, a widower, ("Grantor"), and CURTIS MAJORS, II, Trustee of the CURTIS MAJORS, II REVOCABLE TRUST dated June 7, 2024, and any amendments thereto, ("Grantee"),

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to its successors and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot 89, Trailwood, Section 5, of record in Book 6900, pages 477, 478, and 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description.
>
> Being the same property conveyed to Curtis J. Majors and Joyce W. Majors, by Warranty Deed from Richard Popperl and wife, Juanita Popperl, dated May 7, 2004, and recorded May 17, 2004, of record in Instrument No. 20040517-0057610, in the Register's Office for Davidson County, Tennessee. Curtis J. Majors predeceased Joyce W. Majors on April 15, 2015, leaving him the sole owner of said realty.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenant that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

CURTIS J. MAJORS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CURTIS J. MAJORS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of June, 2024.

My Commission Expires:

January 24, 2028.

Notary Public

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
CURTIS MAJORS, II, Trustee of the CURTIS MAJORS, II REVOCABLE TRUST 1504 Trailwood Court Nashville, TN 37214	SAME/OWNER
Property Address:	Map and Parcel No.:
1504 Trailwood Court Nashville, TN 37214	108 12 0 246.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).