Karen Johnson Davidson County
Batch# 1154293 DEEDQC
07/08/2024 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0050613

PREPARED BY:

S. Elizabeth Greene, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 5, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/15/2027

New Owner Address:
James Family Trust
798 Rodney Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
115.13-33.00

QUITCLAIM DEED

John Henry James and wife, Catherine Elizabeth James (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **James Family Trust**, dated July 5, 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, **July 5, 2024**.

John Henry James

Catherine Elizabeth James

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John Henry James and Catherine Elizabeth James**, 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, July 5, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/15/2027

EXHIBIT A

Being Lot No. 171 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, pages 61 and 62, Register's Office for said County.

Said Lot No. 171 fronts 170 feet on the easterly side of Rodney Drive and extends back 516.3 feet on the northerly line and 425.88 feet on the southerly line to a dead line, measuring 142.59 feet thereon.

Being the same property conveyed to John Henry James and wife, Catherine Elizabeth James, from Bettye L. Walther, a widow, by deed of record in Instrument No. 20060621-0074013 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 798 Rodney Drive, Nashville, TN 37205.

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 July 5, 2024.

Affiant Signature

7/5/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 5, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/27