Karen Johnson Davidson County
Batch# 1155560 DEEDQC
07/08/2024 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0051156

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Trevor Garrett as Trustee of The Trevor Joseph Garrett Revocable Trust, Dated July 3, 2023
1113A Lipscomb Dr.
Nashville, TN 37204

Send Tax Bill to:
Owner

Map-Parcel Numbers:
118040N00200CO

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2024.

Notary Public

My Commission Expires: 6/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TREVOR GARRETT** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TREVOR GARRETT AS TRUSTEE OF THE TREVOR JOSEPH GARRETT REVOCABLE TRUST, DATED JULY 3, 2023,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 2221B Winford Avenue, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this

27th day of June, 2024.

By: Trevor Garrett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trevor Garrett**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit A

Land in Davidson County, Tennessee, being Unit 2221B as shown on Exhibit A to Declaration of Covenants, Conditions, and Restrictions for Homes at 2221 Winford Avenue a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171030-0110826, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trevor Garrett by Quitclaim Deed from Cobalt Ventures, LLC, a Tennessee limited liability company, dated July 21, 2018, of record in Instrument Number 20180625-0061173, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/27/24

Affiant Signature

7/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY