Karen Johnson Davidson County
Batch# 1157449 DEEDQC
07/12/2024 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052569

QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/3/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Betty R. Williams and Carol Lloyd	**NEW OWNER**	**150-07-0-522.0**
3377 Oak Trees Court **Antioch, Tennessee 37103**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged; for the express purpose of creating a joint tenancy with right of survivorship by and between the Grantor and Grantee (both defined below) for the property described herein, on this the 12th day of July, 2024, the undersigned, **BETTY R. WILLIAMS**, an Unmarried Person or whose Spouse has No Interest (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **CAROL LLOYD**, an Unmarried Person or whose Spouse has No Interest (the "*Grantee*"), the Grantee's successors and/ or assigns, Fifty Percent (50%) of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **3377 OAK TREES COURT, ANTIOCH, TENNESSEE 37013** (the *"Property")*; and, upon the recordation of this Quitclaim Deed, title of the Property shall be vested to Betty R. Williams and Carol Lloyd as Joint Tenants with Right of Survivorship, with said Property more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65-B on the Plan of Zone Lot Division of Lots 62, 63, 65 & 66, Lakeshore Woods, Section 3, of record in Book 6250, Page 730, in

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said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty R. Williams, an Unmarried Person or whose Spouse has No Interest, by Warranty Deed dated August 3, 2009, from Abbey Gale Burkhalter, an Unmarried Person or whose Spouse has No Interest, and recorded on August 5, 2009, as Instrument No. 20090805-0073556, in said Register's Office.

This improved property more commonly known as 3377 Oak Trees Court, Antioch, Tennessee 37013.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of July, 2024.

GRANTOR: BETTY R. WILLIAMS

Betty R. Williams

SIGNER: Betty R. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Betty R. Williams,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 12th day of July, 2024.

Notary Public

5/3/2027
My Commission Expires:

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **July 12, 2024**.

Affiant Signature

07/12/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **12th** day of **July**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).