Karen Johnson Davidson County
Batch # 1159453 DEEDQC
07/18/2024 08:56:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240718-0054052

Prepared by:
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THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURUSANT TO T.C.A. §67-4-409(a)(1)(C)(vi) (2023).

OWNER:
THE ELIZABETH A. DANIELS
REVOCABLE TRUST DATED JULY 11, 2024,
ELIZABETH A. DANIELS
GRANTOR AND/OR TRUSTEE
1210 Temple Crest Drive
Franklin, Tennessee 37069

SEND TAX BILLS TO:
Elizabeth A. Daniels, Trustee
1210 Temple Crest Drive
Franklin, Tennessee 37069

Map 142-09-0 Parcel 003.00
Common Address: 7442 George Gaines Road, Nashville, Tennessee 37221

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I/we, ELIZABETH A. DANIELS, have bargained and sold, and by these presents do transfer, convey, and quitclaim unto **THE ELIZABETH A. DANIELS REVOCABLE TRUST DATED JULY 11, 2024, ELIZABETH A. DANIELS GRANTOR AND/OR TRUSTEE,** its beneficiaries and assigns, hereinafter called the Grantee(s), all our right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Harpeth Estates, Section Two, as of record in Book 4249, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Terry W. Oldham, unmarried, by Warranty Deed dated May 18, 1995, from Ittoku Fujii and wife, Setsuko Fujii, of record in Book 9679, Page 134, Register's Office for Davidson County, Tennessee. And further conveyed to Terry W. Oldham and wife, Julie C. Oldham, by Quitclaim Deed dated January 28, 2003, from Terry W. Oldham, of record in Instrument No. 20030207-0017348, said Register's Office.

BEING the same property conveyed to Elizabeth A. Daniels by Warranty Deed dated October 5, 2009, from Terry W. Oldham and wife, Julie C. Oldham, Instrument Number 20091006-0093031, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4249, Page 17, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

This is improved property commonly known as 7442 George Gaines Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land together with all right, title and appurtenances thereto belonging unto the said Grantee(s), their heir(s) and assign(s) forever. We do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of the said land, that we have a good and lawful right to sell and convey the same, and that the same is unencumbered. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever. Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Ralph Krisher nor Krisher Law Firm shall have any liability for the status of title to the property or for the accuracy of such information.

WITNESS my/our hands this 11th day of July, 2024.

Elizabeth A. Daniels

Elizabeth A. Daniels

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 11th day of July, 2024, before me personally appeared ELIZABETH A. DANIELS, to me known (or proved to me on the basis of satisfactory evidence: (TN Drivers LR) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notarial Seal.
My Commission Expires: 2/22/2025

Ralph Krisher
NOTARY PUBLIC

RALPH KRISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

TRANSFER AFFIRMATION

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Elizabeth A. Daniels
Affiant

Sworn to and subscribed before me this 11th day of July, 2024.

Witness my hand and Notarial Seal.

Ralph Krisher
NOTARY PUBLIC

My Commission Expires: 2/22/2025

RALPH KRISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY