Karen Johnson Davidson County
Batch# 1161199 DEEDQC
07/24/2024 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240724-0055795

This Instrument Prepared By and Returned To: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 17th day of July, 2024. Notary Public My Commission Expires: 5-21-27 TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 17th day of July, 2024, among:

JULIA D. LAMBERT-DAWSON AND HUSBAND, TRENT DAWSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TRENT DAWSON AND JULIA LAMBERT-DAWSON, TRUSTEES OF THE DAWSON FAMILY TRUST DATED JULY 17, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Windyhill RS20 Subdivision-Cluster Lot Option, as of record in Instrument No. 20000523-0051445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julia D. Lambert-Dawson and husband, Trent Dawson by Warranty Deed from Richard A. Wild, unmarried, dated November 18, 2004, and recorded November 19, 2004, in Book Instrument No. 20041119-0139445, pages REMOVE, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 6412 Windy Hill Place, Brentwood, TN 37027.

THIS DEED has been prepared solely upon information furnished by **Julia D. Lambert-Dawson and Trent Dawson.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

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.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Julia D. Lambert-Dawson

JULIA D. LAMBERT-DAWSON

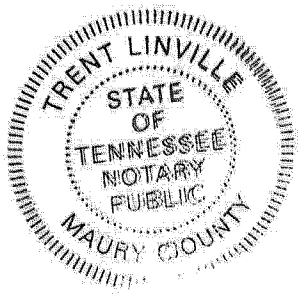
State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Julia D. Lambert-Dawson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2024.

T T Lee

Notary Public
My Commission Expires: 5-21-25



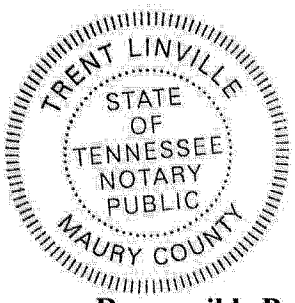
TRENT DAWSON

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Trent Dawson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2024.

Notary Public
My Commission Expires: 5-21-27



Owner Name & Property Address:

Trent Dawson and Julia Lambert-Dawson, Trustees
Dawson Family Trust dated July 17, 2024
6412 Windy Hill Place
Brentwood, TN 37027

Responsible Party For Taxes:

Trent Dawson and Julia Lambert-Dawson, Trustees
Dawson Family Trust dated July 17, 2024
6412 Windy Hill Place
Brentwood, TN 37027

Tax Map and Parcel: 172-13-0-B

Certificate of Authenticity

I, Trent Linville, 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 7/17/2024.

Date

T. Linville

Affiant Signature

7/17/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 17th day of July, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

