Karen Johnson Davidson County
Batch# 1164673 DEEDQC
07/31/2024 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0058130

PREPARED BY:

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

Actual consideration for this transfer is -$0-.

Carolyn Marie Abbey
AFFIANT

Subscribed and sworn to before me on this day, July 31, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

New Owner Address:
Abbey Family Trust
5924 Long Meadow Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116 09 0 056.00

QUITCLAIM DEED

Paul A. Abbey and wife, Carolyn M. Abbey (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Abbey Family Trust**, dated July 31, 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 31, 2024**.

Paul A. Abbey

Carolyn M. Abbey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Paul A. Abbey and Carolyn M. Abbey**, 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 31, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
OF WILLIAMSON COUNTY

EXHIBIT A

Land lying in Davidson County, Tennessee, being Lot No. 351 on the Plan of Hillwood Estates, Section 14, of record in Book 2900, page 36, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 351, which is a corner lot, fronts 200 feet on the broken northwesterly margin of Long Meadow Road and fronts 200.06 feet on the broken southwesterly margin of Gaylark Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 207.80 feet on the northwesterly line and 231.00 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Paul A. Abbey and wife, Carolyn M. Abbey, from HR Properties of Tennessee, a Tennessee general partnership, by deed of record in Instrument No. 20130814-0085479, 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 5924 Long Meadow Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, 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 31, 2024.

Affiant Signature

July 31, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 31, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON