Karen Johnson Davidson County
Batch# 1167083 DEEDQC
08/06/2024 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240806-0060016

QUITCLAIM DEED	STATE OF ~~TENNESSEE~~ Wisconsin} COUNTY OF ~~DAVIDSON~~ Walworth} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 2nd day of August 2024. Notary Public My Commission Expires: 02/25/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Kate Garvey W307 Circle Drive Genoa City, WI 53128	New Owner	091 16 0 361.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Anne Jones Corporation Trustee of the Sycamore Financial Group Land Trust** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Kathleen Garvey, Trustee of the Kathleen Garvey Living Trust** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Valley View Subdivision, Section 4, of record in Plan Book 2330, page 175, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 50 feet on the westerly margin of Sentinel Drive and extends back 123.7 feet on the northerly line and 126 feet on the southerly line ot a dead line in the rear, measuring 53.3 feet thereon.

Being the same property conveyed to Anne Jones Corporation Trustee of the Sycamore Financial Group Land Trust by Warranty Deed from Wilson Enterprises, Inc., in record of Instrument No. 20011108-0122752, Register's Office for Davidson County.

Subject to all matter of record in Book 2330, page 175, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 313 Sentinel Drive, Nashville, Tennessee 37209.

This is the same legal description found in the last instrument of record.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 2nd day of August, 2024.

Grantor:
Anne Jones Corporation Trustee of the Sycamore Financial Group Land Trust

By: Kate Garvey as president of The Anne Jones Corporation Trustee of the Sycamore Financial Group Land Trust

STATE OF Wisconsin }
COUNTY OF Walworth }

Before me, the undersigned of the state and county mentioned, personally appeared, **Kate Garvey, President for Anne Jones Corporation Trustee of the Sycamore Financial Group Land Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **President for Anne Jones Corporation Trustee of the Sycamore Financial Group Land Trust**, and as such **President** acknowledged the she is authorized to execute the foregoing instrument on behalf of **Anne Jones Corporation Trustee of the Sycamore Financial Group Land Trust,** the within named bargainor, and that she as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Kate Garvey as President.**

WITNESS my hand and official seal at ~~Nashville, Tennessee,~~ Lake Geneva, Wisconsin this 2nd **day of** August, **2024.**

Jennifer S Box
Notary Public

My Commission Expires: 02/25/2025

JENNIFER S BOX NOTARY PUBLIC STATE OF WISCONSIN

Certificate of Authenticity

I, Robert J. Notestine III, 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 August 2, 2024.

AFFIANT SIGNATURE

8/6/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of August, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY