Karen Johnson Davidson County
Batch# 1167219 DEEDQC
08/12/2024 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060196

**THIS INSTRUMENT WAS PREPARED BY:**
**McCANN & HUBBARD**
**1804 Williamson Court, St. 201**
**Brentwood, Tennessee 37027**

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. Cornelia T. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2024.

RUSSELL MCCANN NOTARY PUBLIC TENNESSEE My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

My Commission Expires:

Notary Public

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| **Dana & Connie James Family Trust** | NEW OWNER | 128-14-66.00 |
| 8041 Esterbrook Drive | | |
| Nashville, TN 37221 | | |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Dana Hunter James and wife, Cornelia T. James, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Dana & Connie James Family Trust**, under agreement dated August 6, 2024, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Lot no. 82 on the Map of Harpeth Park, Section 2, as of record in Book 3700, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 82 fronts 87 feet on the southerly side of Saterbrook Drive and extends back 201.85 feet on the westerly line and 189.07 feet on the easterly line to a line in the rear measuring 102.76 feet thereon.

Being the same property conveyed to Dana Hunter James and wife, Cornelia T. James, by Warranty Deed from Nelson J. Gamams and wife, Theodora D. Gammans, of record in Book 10516, Page 649, Register's Office for Davidson County, Tennessee.

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

Witness our hands this 6 day of August, 2024.

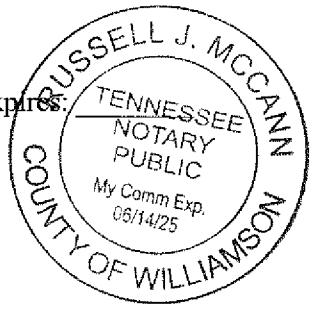
**DANA HUNTER JAMES**

Cornelia T. James
**CORNELIA T. JAMES**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dana Hunter James and wife, Cornelia T. James, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of August, 2024.




My Commission Expires: _____

_____
Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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 8-6-24.

Date

Affiant Signature

8-6-24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of August, 2024.

Notary's Signature

My Commission Expires: 7-17-28
Date

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON