Name and Address of New Owner:
Cantrell Family Revocable Living Trust
Agreement dated August 13, 2024
103 Windsor Way
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1171464 DEEDQC
08/16/2024 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240816-0063143

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel No: 097 02 0A 685.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **PHILLIP CANTRELL AND AMANDA CANTRELL, Husband and Wife,** "the Grantors," convey and quitclaim unto the **CANTRELL FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 13, 2024,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 685 on the Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, 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 Phillip Cantrell and Amanda Cantrell, husband and wife, by Warranty Deed from Sandra Gouveia and Jose C. Gouveia, wife and husband, dated January 11, 2024, and recorded on January 12, 2024, of record in Instrument No. 20240112-0002911, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property located at: 1824 Riverbirch Lane, Hermitage, TN 37076

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, and that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN, AND NO TITLE INSURANCE IS PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 15 day of August, 2024.

Phillip Cantrell

Amanda Cantrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of August, 2024, before me personally appeared Phillip Cantrell and Amanda Cantrell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this the 15 day of August, 2024.

Notary Signature
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Witness my hand, at office, this the 15 day of August, 2024.

Notary Signature
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/15/24 (date of document).

Emma Howard
Affiant Signature

8/15/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of August, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL