Karen Johnson Davidson County
Batch# 1172091 DEEDQC
08/19/2024 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240819-0063587

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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615.208.4532 | ROB@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 19, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2027

New Owner Address:
Sugarman Family Trust
5213 Windypine Drive
Nashville, Tennessee 37211

Send Tax Bills To:
Same

Map-Parcel Number:
172-3-B-50

QUITCLAIM DEED

Bonnie Sugarman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to Bonnie Sugarman, Trustee of the **Bonnie Sugarman Revocable Living Trust**, dated August 19, 2024 ("Grantee"), 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, **August 19, 2024**.

Bonnie Sugarman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Bonnie Sugarman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 19, 2024.

Notary Public

My Commission Expires: _____

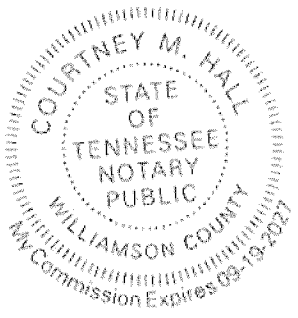


EXHIBIT A

LOT #50, the Woodlands subdivision, phase 2.

Map & Parcel Number: 172-3-B-50.

Being the same property conveyed to Bonnie Sugarman from Bonnie Sugarman-Leach by deed of record in Instrument No. 20030110-0004508, 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 5213 Windypine Drive, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, 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 August 19, 2024.

Affiant Signature

8/19/2024

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 19, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027