This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1175157 DEEDQC
08/28/2024 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240828-0066300

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
CAROLYN K. GEER TRICIA L. MULLINS 4810 MERRILL LANE NASHVILLE, TN 37211	SAME	14608002600

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this August 27, 2024.

Notary Public
My Commission Expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, TRICIA L. MULLINS, a single woman, and CAROLYN K. GEER, a single woman, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto TRICIA L. MULLINS and CAROLYN K. GEER, as joint tenants with right of survivorship, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this August 27, 2024.

BY: _____
TRICIA L. MULLINS

BY: _____
CAROLYN K. GEER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TRICIA L. MULLINS and CAROLYN K. GEER, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 27th day of August, 2024.

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

_____
NOTARY PUBLIC

My Commission Expires: 3-18-28

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Elysian Meadows Addition, Section Two, as of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gateway City Properties, LLC, a Tennessee limited liability company, by deed from Casey M. Chilson and Jennifer M. Chilson, husband and wife, of record in Instrument No. 20020401-0037794, dated March 31, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 101, said Register's Office; (3) Restrictive Covenant of record in Book 8577, Page 555, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2859, Page 403, Register's Office for said County.

Being the same property conveyed to TRICIA L. MULLINS, a single woman, and CAROLYN K. GEER, a single woman, by Warranty Deed of record from GATEWAY CITY PROPERTIES, LLC, a Tennessee limited liability company, in Instrument No. 20221205-0126627, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

This is improved property known as 4810 MERRILL LANE, NASHVILLE, TENNESSEE 37211.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX 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 27, 2024 (date of document).

Signature

8-27-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of August, 2024.

Notary Public
My Commission expires: 3-14-26

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028