Karen Johnson Davidson County
Batch# 1176108 DEEDQC
09/03/2024 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240903-0067208

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Thomas Gordon Milne, Co-Trustee Katherine Johnston Milne, Co-Trustee Milne Family Trust 2 Glen Abbey Nashville, TN 37215	same	158 04 0A 032.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Thomas G. Milne and wife, Katherine Milne (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Thomas Gordon Milne and Katherine Johnston Milne, and their successors in trust, as Co-Trustees of the Milne Family Trust, a Tennessee Community Property Trust dated August 27, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, TN, being Lot No. 70 on the Plan of Otterwood, Section Two, Revised, as of record in Plat Book 6900, Pages 598-602, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas G. Milne and wife, Katherine Milne, by deed from John W. Campbell, Jr. and wife, Pamela M. Campbell, dated August 13, 2004, of record at Instrument No. 20040817-0099308, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2 Glen Abbey, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Milne Family Trust dated August 27, 2024, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Thomas G. Milne and wife, Katherine Milne, pursuant to T.C.A. §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 27th day of August, 2024.

Thomas G. Milne, Grantor

Katherine Milne, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Thomas G. Milne, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Katherine Milne, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Thomas G. Milne, Affiant

Subscribed and sworn to before me this 27th day of August, 2024.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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.

Carolyn S. Wenzel

Carolyn S. Wenzel

August 27, 2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Nicole J. Curley

Notary Public

My Commission Expires: 01-28-2029



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