Karen Johnson Davidson County
Batch# 1179333 DEEDQC
09/09/2024 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240909-0069409

PREPARED BY:

S. Elizabeth Greene, Esq.
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615.208.4532 | ELIZABETH@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, September 9, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-19-2027

New Owner Address:
Gaiser Family Trust
700 Summerwind Circle
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131-06-0-B-57

QUITCLAIM DEED

Allen N. Gaiser ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Gaiser Family Trust**, dated September 9, 2024 ("Grantee"), a joint revocable trust established by the Grantor and the Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Wendy Lunsford Gaiser**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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, **September 9, 2024**.

Allen N. Gaiser

Wendy Lunsford Gaiser

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal, at office, on this day, September 9, 2024.

Notary Public

My Commission Expires: _____

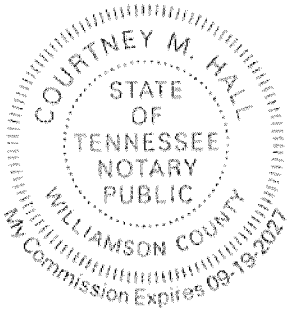


EXHIBIT A

Lot No. 53 on the Plan of Burton Hills Village of Summerwind, Tract 12 of record on Book 6250, Page 811, RODC, to which reference is made for a more complete description. This legal description is identical with that on the deed recorded in Book 7725, Page 75, RODC.

Being the same property conveyed to Allen N. Gaiser and wife Sandra B. Gaiser from William B. Owen and wife Jean M. Owen by deed of record in Book 10079, Page 2, Register's Office for Davidson County, Tennessee. Sandra B. Gaiser having subsequently died on October 10, 2006, and Allen N. Gaiser having become the sole owner through rights of survivorship.

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

This property is commonly known as 700 Summerwind Circle, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, 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 September 9, 2024.

Affiant Signature

Sept 9th, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 9, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

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