Record and Return Mail To:
This Instrument Prepared By.
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1181702 DEEDQC
09/16/2024 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240916-0071006

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Sara Lisa Palmer, Trustee
Sara Lisa Palmer Living Trust
4306 Lillywood Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map and Parcel No.
11607007300

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Sarah L. Palmer, married**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Sarah Lisa Palmer, Trustee, Sarah Lisa Palmer Living Trust dated July 3, 2024** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 25 and the westerly part of the southerly part of Lot No. 27 on the Map of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee, and being shown as Lot No. 1 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy of the survey thereof may by Harvey Gee, Surveyor, dated November 21, 1949, as follows:

BEGINNING at a point in the northerly margin of Lillywood Road, formerly Third Street, 200 feet east of the easterly margin of Lynwood Boulevard, as the common corner of the original Lots 25 and 26; thence with the line between said lots and the same extended, northerly 300 feet to a point; thence easterly, parallel with Lillywood Road, 195 feet to a point; thence southerly, parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lillywood Road; thence with the margin of the same westerly 195 feet to the beginning.

Being the same property conveyed to **Sarah L. Palmer, married**, by Warranty Deed dated November 21, 2011, from **John B. Bearden and Laura M. Bearden**, recorded in Instrument No. 20111123-0091846, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4306 Lillywood Drive, Nashville, TN 37205.**

Sarah L. Palmer and **Sarah Lisa Palmer** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 13th day of September 2024.

Sarah L. Palmer
Sarah L. Palmer

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 **Sarah L. Palmer**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September 2024.

Notary Public

My Commission Expires:
02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Sarah L. Palmer
Affiant

Sworn to and subscribed to before me, this the 13th day of September 2024.

Notary Public

My Commission Expires:
02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Aaron B. Morales, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 13, 2024.

Affiant Signature

September 13, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of September 2024.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
February 7, 2026
COUNTY OF WILLIAMSON