Karen Johnson Davidson County
Batch# 1182275 DEEDQC
09/17/2024 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071640

PREPARED BY:

Sophie L. Buntin, Esq.
HAZARD LAW, PLLC
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615.208.4532 | SOPHIE@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Trina D. Gross
AFFIANT

Subscribed and sworn to before me on this day, September 16, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-15-2027

New Owner Address:
TDG Family Trust
6516 Windyhill Court
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
172-13-B 13

QUITCLAIM DEED

Trina Dodd, aka Trina Dodd Gross and Trina Dodd Thomas ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **TDG Family Trust**, dated September 16, 2024 ("Grantee"), a revocable trust established by the Grantor, 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, **September 16, 2024**.

Trina D. Gross

Trina Dodd, aka Trina Gross and Trina Dodd Thomas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Trina Dodd aka Trina Gross and Trina Dodd Thomas**, 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, September 16, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

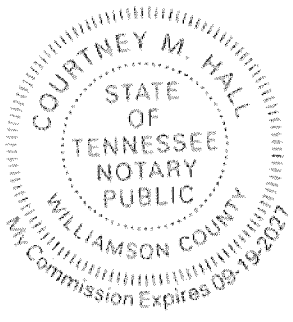


EXHIBIT A

Being Lot No. 13, on the Plan of Windyhill, of record in Instrument 200005230051445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Trina Dodd, aka Trina Dodd Gross and Trina Dodd Thomas, from Robert Gross by deed of record in Instrument No. 20170711-0069668, 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 6516 Windyhill Court, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, 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 16, 2024.

Affiant Signature

9-16-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 16, 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