Karen Johnson
Batch # 1185221
09/24/2024 08:21:35 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240924-0073852

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Jennifer Marie Carland (aka Jennifer M. Carland), (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto Jennifer Marie Carland, as Trustee of the Jennifer Marie Carland Living Trust 2024 dated September 17th, 2024 (Collectively herein "Grantee") or her successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all her estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 19, on the Plan of The Eason Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Eason Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210805-0105494, as amended in Instrument No. 20220614-0067968, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Jennifer M. Carland, a single woman, from 102 Duke, LLC, a Tennessee Limited Liability Company, by Warranty Deed on May 4, 2023, and recorded on May 5, 2023, Instrument Number 20230505-0033612, Register's Office, Davidson County, Tennessee.

This is improved property, known as 102 Duke Street #19, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 17th day of September, 2024.

Grantors:

Jennifer Marie Carland aka Jennifer M. Carland

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Jennifer Marie Carland, as Trustee of the Jennifer Marie Carland Living Trust 2024, 102 Duke Street #19, Nashville, TN 37207	Jennifer Marie Carland, as Trustee of the Jennifer Marie Carland Living Trust 2024, 102 Duke Street #19, Nashville, TN 37207	**071-07-0Q-019.00-CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jennifer Marie Carland to me known to be the persons described in and who executed the foregoing, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of September, 2024.

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Jennifer Marie Carland, as Trustee of the Jennifer Marie Carland Living Trust 2024, dated September 17th, 2024.
Address: 102 Duke Street #19, Nashville, TN 37207.

Grantee:

Jennifer Marie Carland, as Trustee of the Jennifer Marie Carland Living Trust 2024 dated September 17th, 2024.

Subscribed and sworn to before me this 17th day of September, 2024.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024