Karen Johnson Davidson County
Batch# 1187828 DEEDQC
09/30/2024 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075689

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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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 30, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-19-2027

New Owner Address:
Spencer and Margaret Haley
Revocable Living Trust
2060 Timberwood Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
144-0-19.02

QUITCLAIM DEED

Spencer A. Haley and wife, Margaret M. Haley (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Spencer and Margaret Haley Revocable Living Trust**, dated September 30, 2024 ("Grantee"), a joint 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 30, 2024**.

Spencer A. Haley

Margaret M. Haley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Spencer A. Haley and Margaret M. Haley**, 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 30, 2024.

Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2027

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 13-B on the Plan of Forest Hills Community Subdivision of record in Book 3600, page 81 amended in Book 3830, page 581 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Spencer A. Haley and wife, Margaret M. Haley, from Andrew Wendell and wife, Carol Wendell, by deed of record in Instrument No. 20051122-0141152 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 2060 Timberwood Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 30, 2024.

Affiant Signature

9/30/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
September 30, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2027