This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

Karen Johnson Davidson County
Batch # 1194560 DEEDQC
10/17/2024 08:28:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241017-0080355

GRANTOR(S): Joan E. Gardner

TO.....QUITCLAIM DEED

GRANTEE(S): Joan Erwin Gardner and Angela Gardner, Trustees of the Joan E. Gardner Living Trust Dated October 14, 2024, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Joan E. Gardner, hereinafter referred to as "Grantor", have this day by these presents do hereby transfer and convey all right, title and interest, unto Joan Erwin Gardner and Angela Gardner, Trustees of the Joan E. Gardner Living Trust Dated October 14, 2024, or their successors in interest, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 64 on the Plan of Section 1, Warner Park Valley of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 64 fronts 100 feet on the southeasterly side of Percy Warner Boulevard and runs back between parallel lines, 150 feet to the L. & N. Railroad Right of Way.

This conveyance is made subject to the restrictions in book 3466, page 89, originally applicable to Triangle Ranchland, Section 1, but subsequently made applicable to Sec. 1, Warner Park Valley, or record in Book 3600. pages 12, 13 and 14 by instrument of record in Book 3577, page 511, which instrument also amends paragraph 15, Sec. B of said restrictions, and were further amended by instrument in Book 3702, page 465, and to the easements and limitations shown on the map of record in Book 3600, pages 12, 13 and 14, said Register's Office.

Being the same property acquired by James E. Gardner and wife, Joan E. Gardner by deed appearing of record in Deed Book 3895, page 115, Register's Office, Davidson County, Tennessee. James E. Gardner having died on June 3, 2012, leaving his wife, Joan E. Gardner, sole owner by operation of law.

Map and Parcel: 129 08 0 059.00

Property Address: 1024 Percy Warner Blvd

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2024 will be paid by and thereafter assumed by the Grantee.

Executed at Pulaski, Tennessee, this day, October 14, 2024.

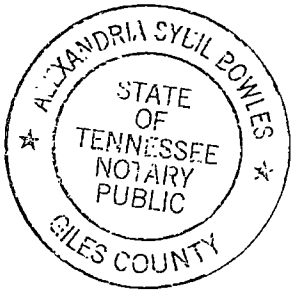
Joan E. Gardner

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Joan E. Gardner, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, October 14, 2024.

Notary Public
My commission expires: August 26, 2028



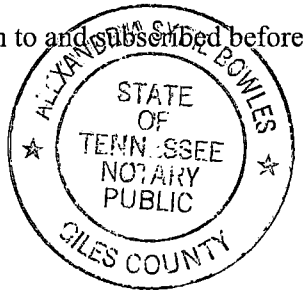
STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is the amount which property transferred would command at a fair and voluntary sale. This transaction is exempt from the transfer tax pursuant to T.C.A. § 67-4-409.

Angela Gardner

Angela Gardner, Co-Trustee of the Joan E.
Gardner Living Trust Dated October 8, 2024

Sworn to and subscribed before me on this day, October 14, 2024.



Notary Public
My commission expires: August 26, 2028

The Owner and person responsible for payment of real property taxes is:
Angela Gardner
2934 Morning Mist Ct.
Murfreesboro, TN 37128