Karen Johnson Davidson County
Batch# 1196632 DEEDQC
10/22/2024 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241022-0082122

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00
Amanda Keen
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18 DAY OF OCTOBER 2024.

Carmen Coats
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/26

ADDRESS NEW OWNER:
Donna Lynn Washburn and
Louis Thomas Washburn
4812 Tanglewood Dr
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

TAX MAP/PARCEL NO:
061-04-0-106.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We, **DONNA LYNN WASHBURN AND LOUIS THOMAS WASHBURN, CO-TRUSTEES OF THE TAVIE B. WASHBURN DAVIDSON COUNTY QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT,** by these presents do hereby quitclaim and convey unto **DONNA LYNN WASHBURN, INDIVIDUALLY** and **LOUIS THOMAS WASHBURN, INDIVIDUALLY** all of our right, title and interest in and to the following described parcel of land in **DAVIDSON COUNTY, TENNESSEE**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "A" on the Map of Hayesboro Development Company's Hayesboro Subdivision, as of record in Book 1130, page 47, Register's Office for said county, and the southerly 84 feet of the westerly 100 foot of Lot No. 6 of Block 3 on the plan of A. J. McGaughey's Second Hayesboro Subdivision, as of record in Book 547, page 43, said Register's Office, described together as follows:

Beginning on the easterly margin of Tanglewood Drive at the corner of Lots Nos. 10 and 11 on said Hayesboro's plan; thence with the line between said Two Lots Eastwardly 208.1 feet to the Westerly line of Lot No. 6 on said McGaughey's plan; thence with said line northwardly 2.4 feet to the southwest corner of the property conveyed to Joseph H. Hoskins, Jr. and wife, Annie Elizabeth Hoskins, by deed from Edna Keen Donnelly and husband, of record in Book 1513, Page 345, said Register's Office; thence with the southerly line of said Hoskins property eastwardly 100 feet; thence southwardly 84 feet to the northerly line of lot No.5 on said McGaughey's plan; thence with said line westwardly 100 feet to the easterly line of Lot No. 10 on said Hayesboro's plan; thence with said line southwardly 9.65 feet to the corner of Lots Nos. 9 and 10 on said Plan; thence with the line between said Two Lots westwardly 221 feet to the Easterly margin of Tanglewood Drive; thence with said Drive northwardly 90 feet to the beginning.

Being the same property conveyed to Donald L. Washburn and wife, Tavie B. Washburn by Warranty Deed from J. Howard Cope and wife, LaGene Milton Cope of record in Book 2106, page 453, Register's Office for Davidson County, Tennessee, dated January 16, 1953 and recorded on January 16, 1953. Being the same property conveyed to Donna Lynn Washburn and Louis Thomas Washburn , Co-Trustees of the Tavie B. Washburn Davidson County Qualified Personal Residence Trust Agreement by Quitclaim Deed from Tavie B. Washburn of record in Instrument No. 20001127-0116156 Register's Office for Davidson County, Tennessee, dated August 01, 2000 and recorded on November 27, 2001.

THIS IS IMPROVED PROPERTY KNOWN AS: **4812 Tanglewood Dr, Nashville, Tennessee 37216**

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

This conveyance is subject to taxes for the year 2024 and subsequent years.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 18th day of October 2024.

DONNA LYNN WASHBURN AND LOUIS THOMAS WASHBURN, CO-TRUSTEES OF THE TAVIE B. WASHBURN DAVIDSON COUNTY QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT

DONNA LYNN WASHBURN, CO-TRUSTEE

LOUIS THOMAS WASHBURN, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONNA LYNN WASHBURN** and **LOUIS THOMAS WASHBURN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as **CO-TRUSTEES OF THE TAVIE B. WASHBURN DAVIDSON COUNTY QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT**, and in their capacity as such co-trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of October 2024.

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public (SEAL)

My Commission Expires: 7/6/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 October 18. 2024.

Affiant Signature

22nd day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028